



272 Swallow Way
Fort McMurray, Alberta

MLS # A2298652



\$570,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Re		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Greenbelt, Lawn, Level, Street		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: hot tub

Welcome to 272 Swallow Way; Set directly across from the pond in the highly desirable Eagle Ridge neighbourhood, this beautifully maintained two-storey home blends thoughtful updates with a warm, welcoming feel in a location that's hard to beat. With walking paths, bike trails, playgrounds, and schools just steps away, it's a setting that truly embraces the best of community living. Inside, the open-concept main floor is bright and inviting. Large windows pull in plenty of natural light, hardwood runs through the living areas, and the whole space has a flow that just makes sense. The kitchen is both stylish and functional, featuring Bordeaux cabinetry, newer appliances, new countertops, and an oversized grey tile backsplash that ties it all together nicely. The adjoining dining area is highlighted by upgraded lighting and framed by large windows and double French doors that open directly to the backyard, creating an effortless connection between indoor and outdoor living. The living room offers a cozy gas fireplace and connects easily to the dining space, so whether you're hosting or just hanging out, it all works together naturally. The main floor also has a spacious tiled foyer when you walk in, a front half bathroom, and main floor laundry with built-in shelving, a large window with two-way blinds. Upstairs there are three bedrooms, including a primary that gives you real space to unwind, featuring a walk-in closet, private ensuite with a dual-sink vanity and deep soaking tub. The other bedrooms are comfortable and well-sized, with a shared 4 piece bathroom that completes the upper level. The fully developed basement offers exceptionally high ceilings and creates the perfect family hangout space. A fourth bedroom and bathroom with heated tile floors provide comfort for guests or older kids, while two utility rooms offer excellent storage solutions. Outside,

the sunny backyard enjoys all-afternoon sun and is fully fenced with a large deck, gas line for a BBQ, a hot tub that stays, and clever covered storage tucked away neatly beside the deck. At the rear of the property you'll find an oversized double detached garage with a gas heater, along with a rear asphalt driveway that provides additional parking and space large enough for RV storage, with a removable fence for easy access. With its pond views, sunny yard, and a layout that just feels right from the moment you walk in, this home offers the kind of space people stay for. Schedule your private tour today!