



127 Pew Lane
Fort McMurray, Alberta

MLS # A2301089



\$844,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,166 sq.ft.	Age:	2008 (18 yrs old)
Beds:	7	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Underground Sprinklers		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Granite, Hardwood, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE X2, STOVE X2, MICROWAVE , DISHWASHER X2, Central Air Conditioner, Garage Control(s), Window Covering, Garage Door Opener		

Welcome to 127 Pew Lane. This 3166 sq ft Executive Custom Built Home features 7 Bedrooms 5 Full baths, a Separate Entrance to the Basement with a Full Kitchen, ideal for a mortgage helper or extended family living. Built with a Reinforced Concrete Foundation Extending through The Main Floor, this home offers Unmatched Quality, Space, and Long Term Value. It Features IN FLOOR Heating on the Main and lower levels, including the garage, sunroom, and upstairs bathrooms, with individual thermostats for personalized comfort in different areas. Located on a Large Pie Shaped lot at the end of a quiet Cul de sac, This Property is close to trails, schools, shopping, and restaurants. The exterior showcases Acrylic Stucco, an Interlocking Brick Driveway, Triple Pane windows, RV parking, and an oversized 24x26 heated garage with floor drains, hot and cold taps, and 220V service. Inside, You are Welcomed by an Impressive 18 ft foyer with Rich Mahogany hardwood, Black Galaxy granite flooring, and a Grand Staircase. The main floor is built with concrete for IN FLOOR heating and offers spacious formal living and dining areas, a guest bedroom, and a full bathroom. The kitchen is designed for both function and style, featuring maple cabinetry, Black Galaxy granite countertops, stainless steel appliances, a large island, and a walk in pantry. The bright breakfast nook opens to a cozy family room with a gas fireplace and built ins. A fully heated Four Season Sunroom provides year round enjoyment with views of the landscaped yard. Upstairs features four large bedrooms with Mahogany hardwood flooring throughout. The Primary Suite includes a spa inspired ensuite with a steam shower, air jetted jacuzzi tub, dual vanities, and a private walkin closet. Secondary bedrooms offer built in benches and organized closets. The upstairs laundry is on concrete flooring with

a floor drain. Bathrooms feature Black Galaxy granite flooring and countertops. The fully finished granite tiled basement, with a separate entrance, offers a second kitchen, a large living area, two bedrooms, a full bathroom, 9 ft ceilings, and separate laundry hookups, making it ideal for extended family or rental potential. Additional features include central AC, an energy efficient backup furnace, a 75 gallon flameless boiler glycol heated hot water system, an in ground sprinkler system, a sump pump with alarm, and a monitored security system. The entire home is hardwired for sound, internet, and TV, including the garage, deck, and bathrooms. Accessibility is built in with wheelchair access on the main floor and a ramp through the garage. The private backyard includes mature apple trees, flower beds, and a storage shed. This is a rare opportunity to own a truly custom home with premium construction, thoughtful design, and features rarely found in today's market.