



**149 Shalestone Place  
Fort McMurray, Alberta**

**MLS # A2102294**



**\$719,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	\$5000 Appliances Credit		

Discover the Epitome of Luxury Living in This Meticulously Crafted, Brand-New Residence that seamlessly blends sophistication with modern functionality. This Expansive 5-bedroom home with 2 Bedrooms Legal Walkout Basement suite Welcomes you with a thoughtfully designed open-concept main floor, showcasing a breathtaking kitchen, a luminous living room adorned with a gas fireplace, and elegant hardwood floors that exude both warmth and style. Indulge in the opulence of the master bedroom, complete with a stunning ensuite boasting a double vanity, spacious walk-in shower, and a generously sized walk-in closet offering ample storage. The upper level is enhanced by a versatile bonus room, ideal for a home office or playroom, along with two additional well-appointed bedrooms. The Allure of this residence extends to the Walkout Basement, featuring a legal 2-bedroom suite with a private entrance. This space not only provides versatility for extended family living but also presents an attractive rental income opportunity. Unveil the perfect marriage of style and affordability with an included \$5000 appliance package upon closing. Elevate your lifestyle with a home that transcends expectations, offering unparalleled comfort, exquisite design, and the added convenience of a legal basement suite &ndash; truly a residence that redefines modern luxury.