



**137 Shalestone Place
Fort McMurray, Alberta**

MLS # A2103852



\$819,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$5000 appliance credit		

Introducing Another Exceptional Quality built Executive House by Mann Builder! This Exquisite 5-Bedroom House not only features a Bonus Room but also includes a Desirable 2-Bedroom Walkout Legal Suite, making it a perfect choice for families seeking both space and versatility. Upon Entering, you'll be Captivated by the Open Concept Design of the main floor. The Well-Appointed Kitchen Boasts Abundant Storage and Showcases Elegant Quartz Countertops, adding a touch of Sophistication. The Spacious living room is enhanced by a cozy gas fireplace, creating an inviting atmosphere. Hardwood floors grace the main floor, providing both style and durability, while ample natural light illuminates the space, creating a warm and welcoming ambiance. The Master bedroom is a Luxurious Retreat, complete with an Ensuite Bathroom featuring a double vanity, a large walk-in shower, and ample storage. Additionally, a spacious walk-in closet ensures all your wardrobe needs are met. Two more generously-sized bedrooms on the main floor offer versatility and comfort for family members or guests. Plus Huge bonus room for extra living space is ideal for relaxing. The added bonus of a 2-bedroom walkout legal suite with a separate entrance provides endless possibilities. Whether you choose to utilize it as an income-generating rental space, accommodate extended family, or create a dedicated area for guests, this feature enhances the functionality and value of the property. As an added incentive, a \$5000 appliance package is included, ensuring you have everything you need to start enjoying your new home from day one. This home exemplifies the commitment to quality and craftsmanship that Mann Builder is renowned for. Don't miss the opportunity to make this exceptional property your own and create lasting memories for your family. Contact us today for more information

and to schedule a personal tour.