



**121 Cormorant Place  
Fort McMurray, Alberta**

**MLS # A2110424**



**\$950,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,603 sq.ft.  | <b>Age:</b>   | 2011 (13 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Heated Garage, Parking Pad, See Remarks, Triple Garage |               |                   |
| <b>Lot Size:</b> | 0.23 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space                                   |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Central, Fireplace(s)                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | See Remarks  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, See Remarks, Stone, Vinyl Siding                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | See Remarks  | <b>Utilities:</b> | -  |

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, gas, cooktop, built-in stove, microwave, dishwasher, hood, fan, fridge/freezer in the pantry, basement, microwave, basement, dishwasher, AC, garage door, opener with one remote, washer, dryer, and floor heating the en suite

121 Cormorant place- Luxury Alves home with a view. This residential listing features a triple car attached, heated garage with an oversize driveway and breathtaking views of eagle ridge and the valley. The open concept home boasts a massive kitchen with a gorgeous pantry area, two-tone cabinetry, an oversized built-in stove and stainless steal appliances. The kitchen also features granite countertops, a hood range, two sinks and lots of countertop and cupboard space. The dining nook has upgraded ceiling features and direct access to the low maintenance deck overlooking the massive landscaped and fenced yard with added concrete work, a stone fireplace and a playground. The living room is oversized with lots of natural lighting and overlooks part of the basement area, featuring a full stone wall with a built-in gas fireplace and a gorgeous mantle area. Leading Upstairs you have custom railings and upgraded light fixtures throughout, there are three oversized bedrooms with upgraded light fixtures, including the master bedroom with a large en suite featuring a floating tub, his/hers sinks, and a separate standup shower, granite countertops amd amazing tile work. The master also includes an oversized walk-in closet with built-in cabinetry. The basement is fully developed with a wet bar, the open concept gives lots of room for entertaining. The rec room /theatre area features stone work and lots of natural lighting. every area of this home is exquisite and a must see. The basement also has a large bedroom for guests or a growing family and gorgeous tile and stone work including in the 4 piece bathroom. You will also find direct access to the fenced yard, providing plenty of natural lighting. The finishings of the Alves home are sure to impress. Call today for your private viewing