



**321 Brett Drive
Fort McMurray, Alberta**

MLS # A2114724



\$791,200

Division:	Timberlea		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,841 sq.ft.	Age:	1997 (27 yrs old)
Beds:	7	Baths:	5
Garage:	Additional Parking, Double Garage Attached, Garage Faces Side, Heated Garage		
Lot Size:	0.52 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gazebo		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Masonite, Mixed	Zoning:	R1E
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Cable Connected, DSL, Electric
Features:	Crown Molding, Double Vanity, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

WOW! A RARE FIND! PUT YOUR PERSONAL TOUCHES HERE! MASTERFULLY DESIGNED for function, entertaining and fun, this home is ONE OF A KIND BUNGALOW with a LOFT! The PERFECT retreat after a long day's work, enjoy your favorite drink off your back deck, sitting around your firepit and enjoying the company of family and friends. Situated in one of the most COVETED LOCATIONS IN THE CITY. JUST IMAGINE DRIVING UP THE winding DRIVEWAY, the Striking Elevations will WOW you! Beautifully landscaped yard is a GARDNER's HEAVEN! The winding driveway with parking for 9, leads to the covered front entry and the welcoming main entrance with instant views visible through the floor to ceiling windows of the incredible West Facing Oasis. For the outdoor enthusiast, walking out through the garden doors and the backyard is an entertainer's dream, with a covered gazebo, 2 separate firepit areas situated on a one of a kind lot, almost half an acre, there's room for All to Play in All Seasons of Weather. Find peace with no rear neighbors as you back onto a serene pond with Parks, Schools and the Birchwood Trails only steps away. Back inside a discerning eye will love the beautiful craftsmanship of this custom built home. Soaring 16' VAULTED CEILINGS, offer a Unique Open Concept feeling with Grand Archways, and beautiful light fixtures throughout. The main floor is host to the primary bedroom retreat, with Coffered Ceilings, a Separate Sitting Area that makes for a perfect spot to unwind. The SPA Style ensuite boasts a corner jetted tub, tiled glass shower, double vanity & walk-in closet. The Formal Dining area is adjacent to the kitchen with modern white cabinetry, counters & granite backsplash. The great room offers a stone covered fireplace that's sure to set the mood. Continuing on the

main floor you will find 2 more bedrooms, another full bath and 1/2 bath plus the mudroom off the garage and that completes the main. Head to the basement and find a huge family room and a flex room with cabinetry, counters and tons of storage. You will also find a beautiful 5 piece Bathroom and 2 more bedrooms. Heading to the upper floor situated above the 2.5 car garage is an added bonus room or extra-large bedroom. There's a study area, 5th bathroom and a beautiful bedroom that has its own private covered balcony overlooking the property and cozy gas fireplace. So many things to love about this home. Call now to book your personal showing today! Home is being sold as is where is without any seller's warranties or representations.