



100 MaCrae Place
Fort McMurray, Alberta

MLS # A2119293



\$777,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,393 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, See Remarks		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Vinyl Windows

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, Washer & Dryer (up), Stackable Washer & Dryer (Down), 2 OTR Microwaves, Window Coverings, Central Air Conditioner, Garage Door Opener, In Floor Heating,

Welcome to this STUNNING 2-Story home nestled in a DESIRABLE NEIGHBORHOOD! with 2392 Sq Ft of exquisite Design . This residence offers a 2 BEDROOM LEGAL SUITE & a thoughtfully laid out floor plan that MAXIMIZES SPACE & FUNCTIONALITY. This spacious residence offers ample living space for your family. The QUALITY CRAFTSMANSHIP is evident throughout the home. UPON WAKING IN you are greeted by a SPACIOUS ENTRANCE with a LARGE WALK-IN-CLOSET, there is MAIN FLOOR OFFICE, 2 pcs BATHROOM, then step in the HEART OF THE HOME and be CAPTIVATED by the STUNNING KITCHEN, featuring CUSTOM MAPLE CABINETS, CROWN MOLDINGS, GRANITE COUNTER TOPS, UPPER GLASS CABINETS, UNDER COUNTER LIGHTING, A LARGE SIT-UP ISLAND perfect for ENTERTAINING guests or enjoying FAMILY TIME., TILE FLOORING. There is ACCESS TO BACK DECK off the SUNNY DINING AREA which is open to the beautiful LIVING ROOM that is ADORNED WITH HIGH CEILINGS & SOARING BRIGHT WINDOWS to allow loads of beautiful NATURAL LIGHTING IN CREATING A WARM & INVITING ATMOSPHERE, BEAUTIFUL HARDWOOD FLOORING. MAIN FLOOR LAUNDRY, 2 PCS BATHROOM & ACCESS TO DOUBLE ATTACHED IN FLOOR HEATED GARAGE. UPPER LEVEL OFFERS 3 BEDROOMS ,OVERSIZED PRIMARY BOASTS A BEAUTIFUL 5 PCS ENSUITE, LARGE WALK IN CLOSET. 2 FULL SPARE ROOMS each with WALK-IN CLOSETS & there is another 4 PCS BATHROOM . Off the MAIN LEVEL you have BASEMENT ACCESS with PRIVATE ACCESS TO THE UTILITY ROOM & STORAGE and the BASEMENT SUITE. DOWNSTAIRS, the BASEMENT PRESENTS a 2 BEDROOM LEGAL SUITE that has a PRIVATE SEPARATE ACCESS TO THE FULLY

SELF CONTAINED SUITE FROM THE OUTSIDE , This 2 BED LEGAL SUITE offers a 4 PCS BATHROOM, SPACIOUS OPEN CONCEPT EAT-IN KITCHEN, & LIVING ROOM, this OFFERS POTENTIAL RENTAL INCOME OR SPACE FOR EXTENDED FAMILY. OUTSIDE offers a DOUBLE ATTACHED IN FLOOR HEATED GARAGE w/ LARGE OVER SIZED DRIVEWAY & GATED R.V. PARKING (with a boulevard crossing permit) in the BACKYARD provide ample space for VEHICLES, R.V.PARKING & OUTDOOR ACTIVITIES. SITUATED IN A DESIRED NEIGHBORHOOD, this CUSTOM BUILT HOME COMBINES LUXURY, COMFORT & CONVENIENCE. Don't miss your chance to call this EXQUISITE property yours. CENTRAL AIR CONDITIONING, HEATED FLOORING. APPLIANCES, WINDOW COVERINGS included. Original owners and PRIDE OF OWNERSHIP SHOWS.