



**307 Berard Crescent
Fort McMurray, Alberta**

MLS # A2138777



\$679,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,191 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Garden, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Crown Molding, French Door, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: OTR Microwave, 2 stand up freezers and 1 fridge in basement, central vac & attachments, shed, outdoor kitchen fridge, outdoor kitchen bbq, pergola, all window coverings, A/C/, garage heater, storage shelving in basement, back yard fireplace, bar fridge, fridge, stove, dishwasher, washer, dryer

Presenting one of Burton Estates' finest homes - 307 Berard Crescent, conveniently located steps away from two elementary schools, churches, and the Birchwood Trail system. Starting with the main entrance of this prestigious home, you are greeted with an oversized main door, making it quick and easy to get your things moved in! The grand staircase is the focal point of the entranceway, but not to be outdone by the addition of French Doors on the right, leading to the parlour, equipped with a gas fireplace. This room is versatile and can be used as a formal living/dining room, or a private office/library. Meandering through this main level, you'll also find the place to hang out is in the open family/dining/kitchen areas at the rear of the home, offering sky high coffered ceilings, giving it a feeling of luxury without compromise! Cozy up in front of the home's second gas fireplace with a nice view to the back yard oasis. The durable and eye-catching tiger wood floors lead you to the main floor laundry, and a powder room completes this spacious main floor. Heading upstairs, you'll pass two generously sized bedrooms and the main 4 piece bath on your way to the primary bedroom! In here, you'll be wowed by the sheer size of the room, as well as the massive double closets, and a private balcony for those intimate summer evenings when you want to enjoy some peace and quiet. The 4 piece primary ensuite that includes a stand up shower and corner jetted tub, offers more than enough space for those mornings when there are two of you needing to get out the door at the same time, there's even enough room to place a large piece of furniture in there, if you need it! A walk-in closet sits conveniently at the end of this sprawling ensuite. The basement has been completely finished and has two more bedrooms and a 4 piece bath with its very own urinal! There is a large storage

room and ample under-the-stairs storage that seems to go on forever! A spacious theatre/media/movie room finishes off the useable space of this level. The utility/furnace room comes equipped with shelving that stays with the home. Making your way back upstairs and exiting through the double attached and heated garage (which is also wired for a large compressor and welding machine), prepare to be dazzled by the care and attention given to the exterior aesthetics. Flowers, shrubs, and carefully placed stone adorn the front yard, but we aren't done yet! Take one look at the back yard and you're sold on this home. Step through the patio doors off the dining room and you've entered into a magical place, where you'll see an outdoor oven, expertly manicured foliage/shrubbery/flowers, a pergola, a stone patio, outdoor fireplace, seating for oodles of guests, a shed for storage and a greenhouse to ensure you have all your veggies ready for harvest! The owners have done the BIG things, now it's time for your personal touch!