



GRASSROOTS
REALTY GROUP

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**415 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2191615



\$779,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,919 sq.ft.	Age:	2008 (17 yrs old)
Beds:	7	Baths:	5
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit T		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2 Fridges, 2 Stoves, 2 dishwashers, 2 Microwaves, 2 Washers, 2 dryers, Central A/C, Garage door opener with remote		

Experience Unparalleled Luxury and Craftsmanship in This Exquisite Pond-Facing Estate, Located in one of the City's Most Prestigious neighborhoods! This Extraordinary Custom-Built Home at 415 Fireweed is located Backing onto a Serene Pond with Unrivaled Views. Featuring 7 bedrooms and 5 full bathrooms, including a Legal Walkout Basement Suite, This Property offers Unparalleled Elegance and functionality. From the moment you arrive, The Stamped concrete driveway and impressive stonework at the garage entrance create a stunning first impression. As you step inside, the attention to detail is clear—this home is a Masterpiece of Craftsmanship, with Solid wood doors and Custom bathrooms featuring Floor-to-Ceiling tile work like you've never seen before. The rich hardwood floors flow throughout, adding warmth and sophistication. The main level boasts a formal living room and dining room, perfect for hosting, while a den/bedroom with a full bath is ideal for extended family or guests. The open-concept living room, breakfast nook, and gourmet kitchen overlook the tranquil pond, leading to a wraparound deck that offers the best views on the street. The kitchen is a chef's dream, with stainless steel appliances, a ceramic backsplash, granite countertops, a pantry, and a center island. The spacious living room features a gas fireplace and large windows that frame breathtaking sunsets. Upstairs, a private office overlooks the formal living room, while the oversized primary suite is designed for royalty. With a gas fireplace, a luxurious ensuite featuring double sinks, a double shower, a corner jetted tub, and a walk-in closet, this is the ultimate retreat. Two more generously sized bedrooms and a 4-piece bath complete the upper level. The Legal Walkout basement suite offers a fully self-contained, 2-bedroom suite, ideal for rental

income or guests. In addition, the lower level includes a fifth bedroom and full bath for the upper occupants. This is an extraordinary opportunity to experience luxurious living in a home that defines elegance, comfort, and style. Schedule your private viewing today to experience this one-of-a-kind property!