



**GRASSROOTS**  
REALTY GROUP

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**117 Sandpiper Bay**  
**Fort McMurray, Alberta**

**MLS # A2199383**



**\$1,100,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,441 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Two fridges, two dishwashers, two microwaves, gas stove (main floor), electric stove (basement), two washers, two dryers, in floor heat in the basement, double attached garage and the triple detached garage, window coverings, central VAC, and attachments, A/C, freezer in pantry, four barstools, mirror in the dining room, three barstools in the basement, exterior patio cabinet

117 Sandpiper Bay- This absolutely stunning fully developed WALK-OUT BUNGALOW is situated on a massive pie shaped lot with a DOUBLE car and a TRIPLE car GARAGE with RV parking. Approaching your home you will be greeted with gorgeous curb appeal, stone and stucco exterior finishings leading you into your oasis. Inside you oversized foyer allows extra storage with two closet areas leading you to a grand entrance to your open concept floor plan, the living room is oversized with an abundance of natural lighting, vaulted ceilings, and large windows help emphasize the beautiful hardwood finishings, built-in bookcases, and double sided fireplace. The kitchen finished with dark cabinets, granite countertops, and an oversized pantry area, a gas stove, and breakfast nook and a beautiful formal dining room; giving you lots of space for entertaining. Not to mention direct access to your massive deck overlooking your large backyard. Your main floor offers over 2400 ft.<sup>2</sup> with five oversized bedrooms including your primary suite which is equipped with a fireplace, a five piece en suite, including a separate shower and double sinks, as well as 2 WALK IN CLOSETS. The main floor also includes a large laundry room with built-in cabinetry and they sink area, two more full four piece bathrooms with granite countertops, ceramic tile flooring, and beautiful, solid wood cabinetry. Your WALK OUT basement is fully developed with a LEGAL SUITE but definitely can be utilized as extra entertainment/family space. In the basement, you will find high ceilings, in floor heating, lots of natural lighting, 3 Large bedrooms, a large kitchen area with similar finishings as the upstairs, a pool table/ games area, oversized rec room/living room with cork laminated flooring leading you to a covered patio area. The basement also includes a cold room, a full bathroom, large laundry room and there is no

shortage of extra closet space throughout. This home is an absolute must see!! Pride of ownership shines through and is sure to impress; call today for your private viewing.