



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**119 Pew Lane**  
**Fort McMurray, Alberta**

**MLS # A2203355**



**\$765,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,041 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	8
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Standard Shaped Lot		

**Heating:** Boiler, In Floor, Forced Air, Natural Gas

**Floors:** Concrete, Hardwood, Slate

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**Exterior:** Concrete, Stone, Stucco

**Foundation:** Wood

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 Fridges, 1 gas stove top, 1 stove in basement, 2 microwaves, built in oven, 2 washers, 2 dryers, 1 built in coffee machine, garage door opener, 2 remotes, home theatre system (upstairs), Window coverings, infloor heat in garage

Welcome to your Dream Home! Where Luxury and Functionality meet. This Custom-Built Executive Home Boasts 3050.42 sq ft of living space, including a 1776 sq ft Legal Suite. With 2 Primary En-Suites, a Theater room, and an 18 ft indoor water fall, this home is perfect for Entertaining and Comfortable living. The African Mahogany Kitchen cabinets, Crown Moldings, and trim, slate stairs, and solid wood doors throughout add a touch of elegance to the home. The in-floor heat in the Basement and Concrete Main floor provide extra Sound Proofing and Warmth. The Chef's Kitchen is a Culinary Delight, featuring a 7 ft fridge, 6 burner gas stove, 2 ovens, warming drawer, 3 sinks, and a built-in Miele Coffee System, and custom spice racks. The Multi-level Theater room is perfect for movie nights with family and friends. The dining room, living room, and family room each have a fireplace, adding to the ambiance of the home. A 3-piece bathroom and laundry room complete the main floor. As you head upstairs, the primary suite will grab your attention with its separate steam room, 5-piece ensuite, 2 walk-in closets, and fireplace. There are 3 more bedrooms upstairs, one of which can serve as another primary suite with a full ensuite, and another bedroom with a full bath. The basement Legal suite has a separate entrance and features 2 huge living spaces, one underneath the garage, a full kitchen, and dining room, and 3 bathrooms with 2 more full bathrooms. This is not your typical cookie cutter home, the quality of workmanship is evident in every corner of this house. This home is the perfect blend of luxury and functionality, and is sure to impress even the most discerning buyers.