



GRASSROOTS
REALTY GROUP

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104 Dixon Road
Fort McMurray, Alberta

MLS # A2207030



\$720,000

Division:	Parsons North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,843 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Garage Faces Front, Heated Garage, Off Street, Oversized, Parki		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, See Remarks		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Walk-In Closet(s), Wet Bar		
Inclusions:	Hot tub, Gazebo Negotiable		

This stunning home is designed for both sophisticated living and everyday comfort. BUILT BY ALVES, a name synonymous with exceptional craftsmanship and luxury. Step inside the grand entryway, where thoughtful details make an immediate impression. Curated for large gatherings and busy households, the foyer boasts dual closets! Then, prepare to be wowed by the incredible soaring 12-foot ceilings that flood the grand living room with natural light, creating one of the most spacious, airy atmospheres you'll find anywhere. At the heart of the home is an exquisite chef's kitchen, featuring GRANITE Countertops, a massive island, built-in microwave and oven, and a professional-grade 5burner gas stove. This space is both functional and elegant. The primary suite is a true retreat, offering a spa-inspired en-suite with high-end finishes and a walk-in closet. The fully developed lower level is designed for both entertainment and relaxation, featuring IN-FLOOR HEATING, a versatile BONUS SPACE, and a tailored bespoke bar. On the exterior of the home you'll enjoy beautiful curb appeal, a front aggregate porch, a backyard equipped with a gas line hookup and showcasing endless possibilities. The TRIPLE-CAR Heated Garage, complete with custom-built in storage cabinets and bar, provides ample space for vehicles, and organization. Created for both impressive entertaining and everyday practicality, while the expansive driveway easily accommodates multiple vehicles. This Alves-built masterpiece isn't just a home—it's designed for those who appreciate unparalleled quality. Perfectly situated in a quiet cul-de-sac next to a beautiful park and green space, it offers an incredible balance of privacy, functionality, and breathtaking design. If you're looking for luxury, prime location, and flawless

design—this is it.