



127 Berard Crescent Fort McMurray Alberta

\$880,000

EXCEPTIONAL FAMILY LIVING IN PRIME LOCATION! 4 BEDROOMS UPSTAIRS! TRIPLE CAR GARAGE! BACKS ONTO THE BIRCHWOOD TRAILS! OVER 3900 SQFT OF LIVING SPACE! Welcome to 127 Berard Crescent, where elegance meets comfort in one of Fort McMurray's most sought-after neighborhoods! This spectacular home backs directly onto the serene greenbelt and the famous Birchwood Trails, providing you with a private oasis right in your backyard. Perfect for families, this stunning property is within walking distance to two elementary schools, offering unmatched convenience. Step inside to be greeted by an awe-inspiring grand entrance featuring double doors, a majestic curved staircase with rich hardwood finishes, soaring ceilings, and brand-new LVP flooring. The thoughtfully designed second floor offers an incredible layout with 4 BEDROOMS and 3 FULL BATHROOMS, including a ensuite in the primary bedroom, a 4PC main bathroom in the hallway and an additional 3PC ensuite off the fourth bedroom--ideal for large or multi-generational families! The primary bedroom is a true retreat, with vaulted ceilings, a cozy sitting area, a spacious walk-in closet, and an oversized ensuite complete with an huge two-person jetted tub, dual sinks, a water closet, and a steam shower (steamer unit as is). Hickory hardwood flooring flows throughout the bedrooms and hallway, adding a touch of timeless elegance. On the main floor, you'll find everything you need for both work and play. A main-floor office provides the perfect setting for remote work, while the formal living and dining rooms are perfect for entertaining guests. The open-concept kitchen, dining, and family room area is the heart of the home, featuring granite countertops, new light fixtures, stainless steel appliances, a prep sink in the island, and a walk-in pantry with built-in shelves and drawers. The fully developed basement extends your living ...

3pc Bathroom 6.00 Ft x 7.00 Ft

4pc Bathroom 8.00 Ft x 7.42 Ft

5pc Bathroom 13.00 Ft x 15.25 Ft

Bedroom 14.50 Ft x 14.00 Ft

Bedroom 11.17 Ft x 16.17 Ft

Bedroom 11.75 Ft x 10.67 Ft

Office 13.42 Ft x 11.00 Ft

Recreational, Games room 12.00 Ft x 20.00 Ft

2pc Bathroom 6.58 Ft x 4.67 Ft

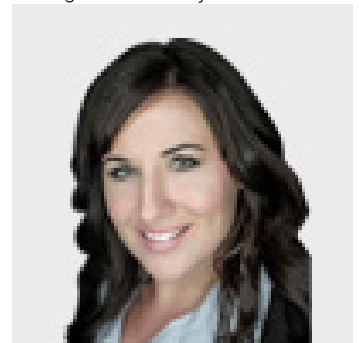
Breakfast 10.25 Ft x 10.58 Ft

Dining room 14.00 Ft x 10.50 Ft

Family room 13.42 Ft x 18.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

RE/MAX

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Primary Bedroom 23.42 Ft x 17.58 Ft

4pc Bathroom 8.67 Ft x 6.17 Ft

Bedroom 12.17 Ft x 9.67 Ft

Laundry room 7.33 Ft x 9.00 Ft

Kitchen 13.25 Ft x 15.75 Ft

Living room 12.67 Ft x 14.50 Ft

Other 8.33 Ft x 8.00 Ft