



151 Berard Crescent Fort McMurray Alberta

\$749,900

Welcome to 151 Berard Crescent--a truly rare gem nestled on a sprawling 10,736 sqft lot, backing onto the magical Birchwood Trails! Prepare to be wowed the moment you step inside this stunning home, where beauty meets comfort. As you enter, you're greeted by a grand foyer with soaring ceilings that open to the second level, creating an immediate sense of space and elegance. This home is an entertainer's dream, featuring a formal sitting room and dining room just off the entrance, while the back of the home seamlessly blends the kitchen, dining, and living areas for an open, inviting atmosphere. The kitchen offers rich cabinetry, sleek granite countertops, and a large eat-up island complete with a wine fridge. The timeless travertine backsplash adds a touch of elegance, while a convenient pot filler over the stove makes meal prep a breeze. The main floor also features a versatile flex room--perfect as a home office, playroom, or whatever your family desires. Down the hallway is a convenient powder room, laundry room, and direct access to the double attached, heated garage. Upstairs, the second floor is designed with family living in mind. Two spacious kids' rooms, one with a walk-in closet, share an updated bathroom with a new vanity. The primary bedroom is a retreat in itself, offering a walk-in closet and huge windows that frame breathtaking views of the greenbelt. The spacious ensuite features a new vanity with dual sinks, an oversized soaker tub, and a steam shower equipped with all the features you could wish for. The fully finished basement expands your living space, providing two additional bedrooms, a 4PC bathroom, a family room with a wet bar, and a massive storage room. But the true showstopper is the spectacular backyard. With direct access to the Birchwood Trails, this outdoor oasis invites year-round adventure--whether you're into cross-country skiing,...

4pc Bathroom 8.00 Ft x 5.00 Ft

5pc Bathroom 8.00 Ft x 9.67 Ft

Bedroom 9.67 Ft x 12.50 Ft

Bedroom 9.00 Ft x 14.00 Ft

Primary Bedroom 14.00 Ft x 13.00 Ft

4pc Bathroom 7.50 Ft x 7.25 Ft

Recreational, Games room 16.58 Ft x 18.50 Ft

Furnace 21.58 Ft x 16.50 Ft

2pc Bathroom 5.00 Ft x 5.58 Ft

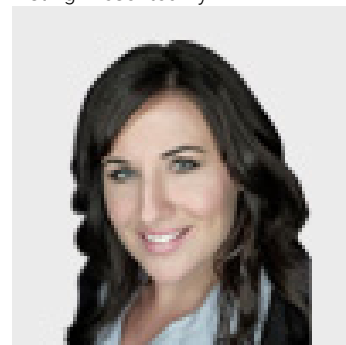
Dining room 12.00 Ft x 16.25 Ft

Family room 19.00 Ft x 13.42 Ft

Kitchen 9.67 Ft x 14.00 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>



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Bedroom 11.00 Ft x 11.00 Ft

Bedroom 9.50 Ft x 13.00 Ft

Kitchen 3.00 Ft x 11.67 Ft

Laundry room 8.00 Ft x 5.42 Ft

Living room 18.58 Ft x 20.75 Ft

Office 8.00 Ft x 9.00 Ft