



## 121 Cobblestone Bay Fort McMurray Alberta

\$1,180,000

121 Cobblestone Bay; Ultra-Modern 2564sqft 1.5 Storey Custom built home on the GREENBELT by Alves Developments where no luxury item was spared. Sitting on an 8052sqft pie shaped lot; with a Triple Attached Garage with in-floor heat & epoxy floor finish with man door to rear yard + an oversized driveway that can accommodate additional vehicles & RV; this is just the start. Inside -WOW- large front foyer, with a view straight through the heart of the home to the greenbelt that accents the 20ft vaulted ceilings, gorgeous hardwood floors and all the windows catching the westerly sun pour in. Off the foyer you have the mudroom with individual lockers for the family and access to the garage. Main floor kitchen is amazing featuring a beautiful 2-tone design with large island and stone counters, gas range, built-in oven, Butler's pantry with wine fridge, additional appliance storage, recipe bookshelves & more! You also have, spice rack, pot drawers and in the island a Prep/Bar sink. Your family will congregate to enjoy & share great times in this kitchen with the greenspace views and entertain guests! You also have the large dining nook which is all open to the living room with custom built-in shelves & gas fireplace + room for the piano; all looking to the rear yard. Main floor has 2 more bedrooms + large bath with his/her sinks & separate shower with barn door separation (very functional design for the family). 2nd bedroom has window bench to rear yard and walk-in closet with custom built-ins & generous in size; plus a dream main floor laundry room with sink and lots of cabinetry. 2nd floor is where you'll find the entire Primary Bedroom! Yup the whole 2nd floor- Vaulting ceilings in the bedroom area which leads to the walk-in closet that is as big as the 2nd bedroom with custom built ins and island with additional storage! The ensuite is "Fairmount Penthouse" caliber; ...

5pc Bathroom 18.83 Ft x 13.17 Ft

Primary Bedroom 15.00 Ft x 18.00 Ft

Other 9.08 Ft x 12.17 Ft

4pc Bathroom 8.67 Ft x 10.33 Ft

Other 11.00 Ft x 13.83 Ft

Bedroom 14.08 Ft x 15.08 Ft

Other 4.92 Ft x 9.92 Ft

5pc Bathroom 9.25 Ft x 10.25 Ft

Bedroom 11.00 Ft x 13.08 Ft

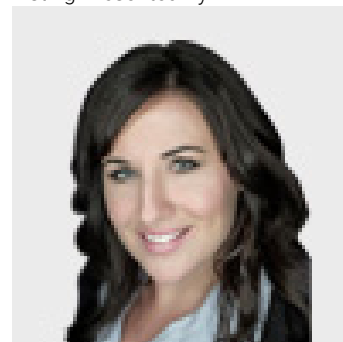
Bedroom 13.00 Ft x 16.58 Ft

Dining room 12.00 Ft x 10.42 Ft

Foyer 15.00 Ft x 14.42 Ft

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Listing Presented By:



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Family room 13.67 Ft x 15.83 Ft

Exercise room 12.42 Ft x 21.00 Ft

Recreational, Games room 17.17 Ft x 12.42 Ft

Furnace 15.67 Ft x 11.00 Ft

Kitchen 12.00 Ft x 14.67 Ft

Laundry room 9.25 Ft x 5.83 Ft

Living room 13.42 Ft x 25.50 Ft