



172 Dixon Road Fort McMurray Alberta

\$799,888

INCREDIBLE FIND FOR THOSE WHO LOVE TO ENTERTAIN AND NEED SPACE. OVER 3600 SQ FEET OF LIVING SPACE WITH NO CARPET, WALK-OUT BASEMENT, BACKING GREENBELT AND A MIND-BLOWING FINISHED BASEMENT. It's rare I start a description of a home describing a home from the bottom up, but this lower level is beyond anything I have seen before in this housing market. This level is a CUSTOM ENGLISH PUB w/ a full-on commercial-size bar with finishings that have been sourced out around the world. The solid wood bar top is from the Panama Canal (value \$17K), the carpet from Las Vegas, custom tile from China are just a few of these internationally flown-in details. You will be the envy of your friends and family with this lower-level party space, that offers a full-on DANCE FLOOR & STAGE w/engineered wood floors, and lit by disco lights, surrounded by A POKER ROOM, PUB STYLE BAR STOOLS AND TABLETOPS. You even have a HOOKHA ROOM, bathroom with gorgeous vibrant tile covering the floor and walls. The bar itself has left no details missed, with commercial-grade ice maker and glass dishwasher, Commercial coolers, custom mirror, built-in glass holders and more. In addition, you have 9 ft ceilings, pot lighting, & walkout basement through double doors leading you to another impressive space your fully fenced & landscaped yard completed with astroturf, custom firepit, gardens, covered lower deck, direct access to the greenbelt and trails behind and only a short walk to the children's park. Your daily routine will be enjoyed with your family on the main and upper level of this CUSTOM BUILT 1.5 storey home. When you enter the home, you are greeted by soaring vaulted ceilings, tons of windows, custom blinds, hardwood floors on both levels. The front great room will be where you put your massive Christmas tree during the holiday season giving you a truly magical space. The main level continues with...

5pc Bathroom 8.50 Ft x 10.83 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

Primary Bedroom 12.00 Ft x 16.58 Ft

Bedroom 12.58 Ft x 11.58 Ft

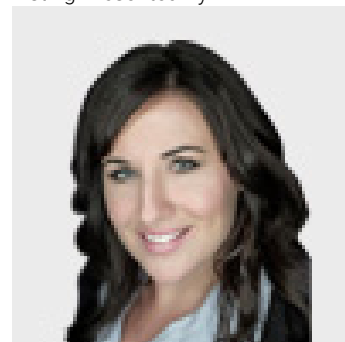
Bedroom 12.58 Ft x 12.33 Ft

2pc Bathroom 5.58 Ft x 8.92 Ft

3pc Bathroom 9.08 Ft x 6.67 Ft

Bedroom 13.00 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>

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