



## 172 Pitcher Crescent Fort McMurray Alberta

\$699,900

BABY GOT BACK!!! 172 Pitcher Crescent has such a beautiful BACK YARD you'll never want to leave!! And if you do, there's a pond accessible out the back gate just 100 feet away. Let's get right into it starting with the gorgeous trees and gardens to add an oasis of tranquility. (Summer months you will find the Flowering Crabapple, Oak, Japanese Maple trees along with a variety of vibrant colours from the Hydrangeas, smoke bush and more. There is a custom water fall/fountain feature (all wiring underground.), a custom Burnco Fire pit, and Pub table. As if this wasn't enough you'll find a shed with garage door, large custom platform stairs coming down either side of the home with floral garden beds, and a beautiful covered stone patio with pot-lighting for the walk-out basement. Wrapping around the front you'll find an oversized double driveway and 25x28 HEATED GARAGE w/ IN-FLOOR HEAT, loads of shelving, cabinets and workbench. Prepare to be captivated inside the meticulously maintained two story! Every inch of the home is sparkling clean, FRESH PAINT last year, & recent professionally cleaned carpets. Straight through the large entry you're eyes will be taken to the double french doors appointing the main floor office/den or conversation area. Consistent throughout the home you'll be pleased with the large windows/natural lighting, hardwood floors, ceramic tile, updated quartz tops in the kitchen, with double black granite sinks. The Grande living room on the main exudes soaring ceilings and a spectacular view of the large 18x22 deck off dining and backyard oasis. The main living room features a gas fireplace, massive windows with custom motorized blinds & open concept flow to dining/kitchen. The kitchen boasts a raised breakfast bar, walk-in pantry, soft closure cabinets, & sleek stainless steel appliance package. Down the hall you'll find a 2 piece bath, & a ...

4pc Bathroom 3.38 M x 1.55 M

Bedroom 2.90 M x 5.01 M

Dining room 3.00 M x 1.83 M

Kitchen 3.71 M x 3.00 M

Recreational, Games room 7.06 M x 4.85 M

2pc Bathroom 1.27 M x 1.50 M

Laundry room 2.39 M x 3.58 M

Living room 7.26 M x 4.75 M

4pc Bathroom 2.39 M x 1.52 M

4pc Bathroom 2.39 M x 3.28 M

Bedroom 3.23 M x 4.14 M

Bedroom 3.00 M x 3.68 M

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

Listing Presented By:



Originally Listed by:  
SELLER DIRECT NORTHERN  
HOMES REALTY

**RE/MAX**

**RE/MAX Fort McMurray**

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Dining room 3.02 M x 1.75 M

Office 2.90 M x 3.99 M

Kitchen 3.71 M x 3.61 M

Bonus Room 2.90 M x 4.06 M

Primary Bedroom 4.42 M x 3.66 M