



208 Sparrow Hawk Drive Fort McMurray Alberta

\$484,900

Prestigious end unit townhome built by BlackSpruce welcome to The Lincolns; unit 16-208 Sparrow Hawk! This property offers gorgeous river valley views + backing on the green space with close walking proximity to the Birchwood Trail System. Only 18 units in the complex located in your own cu 1 de sac. Contemporary design, with all the upgrades! Spacious entryway with a large closet & 1.2 bathroom leads you into the open floor plan offering over 1600+ sqft of living space. Absolute dream kitchen; ample counter space, dark cabinetry, with granite counters, & oversized subway tile backsplash. + Stainless steel appliances; a couple upgrades to note is the natural gas range & beverage fridge! The eat up island offers seating, storage & you have a built-in microwave. Hardwood flooring spans throughout the kitchen, dining area & living room. Your living room features a natural gas fireplace, with custom shelving on each end & great windows, leaving the space feeling bright & airy. You have a single French door that leads to your rear covered deck complete with natural gas bbq hook up & Duradek finished deck. Heading upstairs is a wide staircase open to below. Upstairs laundry closet with storage shelves. The primary bedroom is 17 x 13 featuring a large walk-in closet; the spa like 5 piece ensuite with large double vanity complete with granite counter, open storage, separate stand-up tile shower & jetted tub again finished with tile surround. There are 2 additional great size bedrooms on this upper level & your second bathroom for the level. The walkout basement is bright; with access to your lower patio. You have a living room + wet bar complete with fridge & dishwasher. Also another 4 piece bathroom + the 4th bedroom of the house. Separate set of laundry + storage closet. To keep you cozy the basement also is equipped with in-floor heat! You also have an attached 20 x 20 h...

Primary Bedroom 5.26 M x 4.01 M

5pc Bathroom 3.28 M x 3.12 M

Bedroom 4.42 M x 4.06 M

Bedroom 3.07 M x 3.76 M

Bedroom 3.15 M x 3.79 M

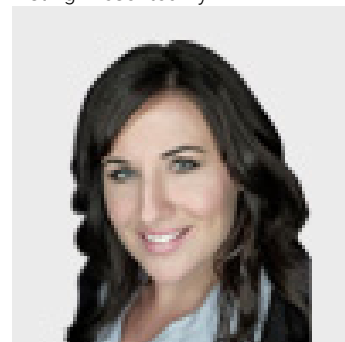
4pc Bathroom 2.19 M x 2.57 M

Laundry room 3.15 M x 2.92 M

Living room 4.65 M x 5.28 M

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

Listing Presented By:



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4pc Bathroom 3.25 M x 1.65 M

Recreational, Games room 5.08 M x 3.28 M

Other 3.07 M x 2.67 M

Kitchen 3.96 M x 3.25 M

Dining room 3.96 M x 2.34 M

2pc Bathroom 1.24 M x 2.69 M