



225 Falcon Drive Fort McMurray Alberta

\$950,000

LISTED AT APPRAISED VALUE! EXCEPTIONAL AND EPIC EAGLE RIDGE HOME! With over 4600 sq ft of luxurious living space and situated on Eagle Ridges finest 9000 sq ft lot that is fully landscaped and fenced yard with incredible GREENBELT VIEWS, and alongside a walkway and green space that directs you right to the Birchwood walking trails. This custom-built home spared no expense top to bottom. INFLOOR HEAT(boiler replaced in 2019), 6 BEDROOMS(4 upstairs), 4 BATHROOMS, UPPER LEVEL BONUES ROOM, TRIPLE HEATED TADEM GARAGE, WALKOUT BASEMENT, RESTORATION HARDWARE LIGHT FIXTURES, BUTLERS PANTRY, SUB ZERO AND WOLF APPLIANCES, ENGINEERED HARDWOOD FLOORS, MEDIA ROOM, OFFICE, EXERCISE ROOM, HIGH END IMPORTED FACUETS SINKS AND FIXTURES, AND A STUNNING GREAT ROOM FIREPLACE WITH STONE FROM FLOOR TO CEILING AND AN IMPORTED MANTLE., AND FRESH PAINT THROUGHOUT. This is a home you will need to step inside and take in all the features as the overview and photos don't allow enough room to show you online the true dream home this is. Walking into the home, you enter a large front foyer that leads you to the great room which will be the ultimate family Christmas room featuring vaulted ceilings, and custom blinds on remote and the one-of-a-kind gas fireplace. The center of the home is the grand staircase. The main living area features a large formal dining room with custom wainscotting and massive windows. The timeless custom kitchen has a built-in subzero fridge, built in gas Wolff range, loads of cabinets raised to the ceiling, imported apron sink, large island and eat up bar, granite counter tops, and a walk-through butler's pantry with port window with greenbelt views. There is an oversized dining area off the kitchen that features double garden doors that lead to your upper level 12x45 covered deck with pot lights and wired for speakers. The main level is complete with a family room a...

Bedroom 11.25 Ft x 15.17 Ft

4pc Bathroom 7.50 Ft x 5.67 Ft

Bedroom 11.67 Ft x 15.50 Ft

Bedroom 11.25 Ft x 15.17 Ft

2pc Bathroom 5.33 Ft x 5.92 Ft

5pc Bathroom 7.58 Ft x 11.17 Ft

5pc Bathroom 15.33 Ft x 10.58 Ft

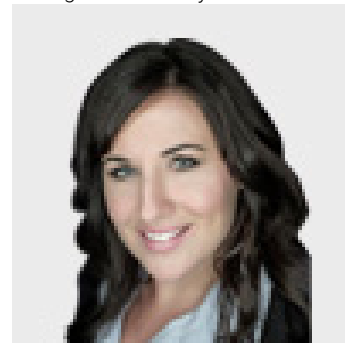
Bedroom 11.58 Ft x 13.25 Ft

Bedroom 11.67 Ft x 13.08 Ft

Primary Bedroom 20.50 Ft x 13.17 Ft

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

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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



RE/MAX Fort McMurray

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net