



276 Sandpiper Road Fort McMurray Alberta

\$739,900

Welcome to 276 Sandpiper Road: This spacious home offers 2,562 sq/ft of living space on the main and upper levels, complemented by a 1,262 sq/ft three-bedroom LEGAL SUITE --perfect for extended family or income potential. Nestled in a highly sought-after neighbourhood, this property backs onto a serene, tree-lined walking path and is just steps from the renowned Birchwood Trails. With beautiful homes lining the streets and ample amenities nearby, this is your chance to own in one of the most desirable areas. The curb appeal begins with a two-car driveway leading to an oversized, heated 23x27 double garage, providing generous parking and storage. Step inside and be greeted by soaring ceilings in the entryway, where a formal sitting and dining room set the stage with hardwood floors, elegant crown mouldings, and a sparkling chandelier. The heart of the home is the kitchen, featuring full-height white cabinetry, granite countertops, a gas stove, built in oven, a corner pantry, and a large eat-up peninsula. High-gloss tile floors add a polished touch, while an open-concept design connects the kitchen to a sunny breakfast nook and a cozy family room, complete with a natural gas fireplace and stunning views of the treed backyard. The main floor offers a versatile bedroom with an adjoining four-piece ensuite, ideal for multi-generational living, a home office, or even a home business, thanks to the convenient separate side entrance this bedroom has access to. Upstairs, hardwood floors lead to a bright and airy bonus room, perfect for family gatherings. Two generously sized bedrooms share a four-piece bathroom, while the primary suite is a true retreat. This expansive space features ample natural light and a walk-through closet with built-in storage that leads to a relaxing ensuite with a double vanity, jetted soaker tub, and a separate shower. The lower level boasts a ...

4pc Bathroom 5.00 Ft x 8.25 Ft

5pc Bathroom 9.33 Ft x 10.92 Ft

Bedroom 10.92 Ft x 13.67 Ft

Bedroom 11.83 Ft x 12.00 Ft

Bonus Room 18.50 Ft x 11.42 Ft

Primary Bedroom 15.58 Ft x 15.25 Ft

Bedroom 9.92 Ft x 12.83 Ft

Bedroom 8.75 Ft x 11.67 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft

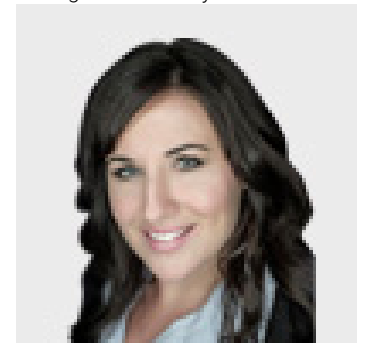
Bedroom 10.08 Ft x 11.67 Ft

Dining room 11.25 Ft x 13.50 Ft

Family room 16.50 Ft x 13.50 Ft

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Listing Presented By:



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The Agency North Central Alberta

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RE/MAX

RE/MAX Fort McMurray

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Other 9.42 Ft x 6.00 Ft

4pc Bathroom 5.08 Ft x 8.08 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Bedroom 9.83 Ft x 12.83 Ft

Foyer 12.17 Ft x 5.58 Ft

Kitchen 10.25 Ft x 13.42 Ft

Laundry room 5.50 Ft x 6.58 Ft