



300 Sparrow Hawk Drive Fort McMurray Alberta

\$419,900

Welcome to this immaculate 1,577 sq ft end-unit townhome, perfectly situated in the sought-after Eagle Ridge community. This residence stands out with its exceptional design and extensive upgrades, presenting a home that truly feels as though it could be featured in a magazine. Upon entering, you will appreciate the thoughtfully designed layout and high-quality finishes throughout. The main floor features dark engineered hardwood and a spacious living room with an elegant electric fireplace, designer light fixtures, custom blinds, and curtains. The living room is separated from the kitchen but flows seamlessly into the conveniently appointed space.

Charcoal shaker cabinets featuring interior pull out drawers offer excellent storage, and ample counter space with an eat up island and large dining nook contribute to a highly functional space. A 2-piece powder room and a separate entrance through the back porch to the basement suite finish the main floor. The upper level of the home is dedicated to comfort and usability. It includes three bedrooms and two bathrooms and a laundry room with added shelving and cupboards. The primary bedroom is a private retreat with a large 4-piece en-suite and walk-in closet. The professionally developed basement adds significant value, featuring two separate units, each equipped with its own kitchenette, walk-in closet, and 3-piece en-suite and shared laundry facilities.

For added convenience, the property includes a separate entrance through the backyard (a unique feature most units do not have), ensuring easy access for suite occupants without entering through the garage. The spacious and heated double garage, measuring 21'2" x 20'11" provides ample room for your vehicles and additional storage. A driveway in front of the garage accommodates two vehicles side-by-side. Additional features of this home include central air conditioning, a ...

Bedroom 10.58 Ft x 11.83 Ft

Bedroom 10.17 Ft x 12.17 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 9.25 Ft x 9.08 Ft

3pc Bathroom 5.67 Ft x 6.17 Ft

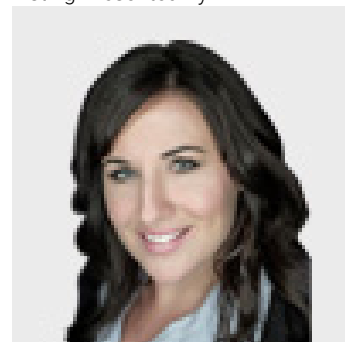
3pc Bathroom 5.67 Ft x 7.42 Ft

Living room 16.33 Ft x 13.92 Ft

Kitchen 16.67 Ft x 11.83 Ft

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Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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Primary Bedroom 15.42 Ft x 10.92 Ft

Other 14.42 Ft x 8.83 Ft

Bedroom 14.42 Ft x 9.50 Ft

2pc Bathroom 2.58 Ft x 7.17 Ft

Bedroom 19.92 Ft x 11.00 Ft