



301 Brett Drive Fort McMurray Alberta

\$859,900

FOR THOSE WHO ONLY WANT THE BEST. STUNNING PANORAMIC VIEWS OVERLOOKING THE POND ON BRETT DRIVE. 14,424 sq ft Lot! Exclusive and Private! Opportunities like this only come around so often! Here is your chance to own a custom bungalow on one of Fort McMurray's most sought-after locations. You will be impressed from the moment you step foot in the graciously appointed entryway. This 1797 sq ft, 6 bedrooms, 3 bath executive style bungalow offers a bright and open concept main level with large windows streaming daylight throughout the day bringing warmth to the entire space. High ceilings, eat in dining area, hardwood floors and a spacious but welcoming living room with new feature gas fireplace wall, built in alcoves. Enjoy prepping dinners in the chefs dream kitchen that is complete with a large granite centre eat up island, custom backsplash, stainless steel appliances, optional gas hook up for stove, garburator, and convenient access out garden door to tiered deck for those summertime BBQS. French doors lead to the spacious master bedroom is complete with a spa inspired 5-piece ensuite featuring an upgraded stand-up shower with custom tile, body jets and rain shower, jetted tub and access to the walk-in closet! Two more large bedrooms and a 4-piece bathroom and office complete this floor. The lower walk out basement level of this one-of-a-kind property features a massive recreation room with fireplace, full length windows, garden doors, 3 additional bedrooms and a bathroom with custom shower with body jets and rain shower, laundry with front loading washer and dryer, additional room with sink, perfect for a bar or wine/beer making room and tonnes of storage. Upgrades include newer roof (2016), newer outer doors, renovated bathrooms & a/c. GENTLEMEN CHECK OUT THE OVERSIZED ATTACHED HEATED GARAGE FOR ALL THOSE TOYS. The amazing yard is the star of this home with mass...

3pc Bathroom 7.92 Ft x 10.92 Ft

Bedroom 12.25 Ft x 12.42 Ft

Bedroom 11.50 Ft x 9.67 Ft

Laundry room 10.33 Ft x 5.50 Ft

Recreational, Games room 28.50 Ft x 32.50 Ft

Bedroom 10.42 Ft x 10.00 Ft

Bedroom 10.50 Ft x 12.00 Ft

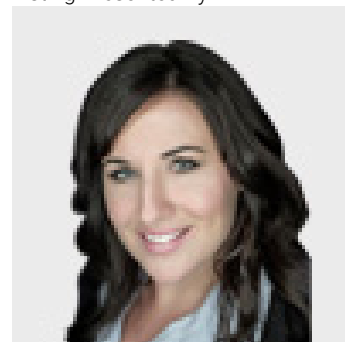
Dining room 12.00 Ft x 8.25 Ft

Dining room 12.17 Ft x 13.00 Ft

Foyer 10.50 Ft x 10.33 Ft

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

Listing Presented By:



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RE/MAX[®]

RE/MAX Fort McMurray

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Furnace 16.00 Ft x 10.58 Ft

Bedroom 15.83 Ft x 10.92 Ft

4pc Bathroom 10.58 Ft x 5.00 Ft

5pc Bathroom 10.25 Ft x 15.17 Ft

Kitchen 10.25 Ft x 13.83 Ft

Living room 17.33 Ft x 16.50 Ft

Primary Bedroom 14.00 Ft x 16.25 Ft