



# 345 Sandpiper Road Fort McMurray Alberta

\$599,900

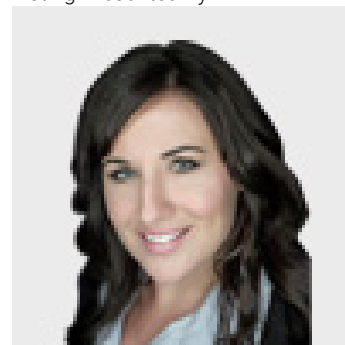
**\*\*Stunning Custom Walk-Out Bungalow Backing onto Eagle Ridge Pond\*\*** Embrace the tranquility of nature in this exquisite custom-built walk-out bungalow, a perfectly situated corner lot on the picturesque Eagle Ridge Pond. Imagine waking up to the soothing sights and sounds of ducks and birds, right in your own backyard, with direct access to the extensive Birchwood trails for endless outdoor adventures, nature's natural gem, perfect for walking biking, and skiing this community is at the heart of it all. Step inside this open floor plan home where the main floor offers a chef's dream kitchen, complete with an abundance of cabinetry, a walk-in pantry, and upgraded built-in appliances including a gas stove. The eat-up island and garden doors leading to the deck make it ideal for both everyday living and entertaining. The bright living room, centred around a cozy fireplace, adds warmth and comfort. The main floor also features a 2nd bedroom/office, a 2-piece bath, and a luxurious master suite. The master suite is a true retreat, featuring built-in dressers, a walk-in closet, and a spa-inspired ensuite with a two-person Jacuzzi tub. The upper floor is beautifully finished with hardwood, tile floors, and vaulted ceilings. The fully finished lower level continues to impress with 9 ft ceilings, custom tile floors, and an expansive custom-built wet bar that features under-mount smart hue lighting, 2 new bar fridges and an ice maker, perfect for gatherings. Two large bedrooms, including one with a massive walk-in closet complete with organizers and a recreation/theatre room complete with projector and screen that offers plenty of space for family orguests. Step outside into the private landscaped yard through the lower-level door to a concrete deck, pre-wired for a hot tub, and enjoy year-round relaxation. A quality build by Alves Homes packed with upgrades including programable in...

- 4pc Bathroom 7.92 Ft x 7.00 Ft
- Other 15.58 Ft x 5.83 Ft
- Bedroom 12.58 Ft x 11.08 Ft
- Bedroom 12.67 Ft x 15.33 Ft
- Recreational, Games room 15.58 Ft x 25.75 Ft
- Furnace 15.58 Ft x 10.50 Ft

- 4pc Bathroom 9.75 Ft x 5.92 Ft
- Primary Bedroom 11.83 Ft x 14.75 Ft
- Dining room 15.00 Ft x 8.33 Ft
- Kitchen 17.75 Ft x 13.00 Ft
- Laundry room 6.17 Ft x 9.83 Ft
- Living room 15.00 Ft x 16.83 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

<http://www.theloregroup.com/>



**RE/MAX Fort McMurray**

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Furnace 8.08 Ft x 6.58 Ft

Bedroom 9.42 Ft x 10.00 Ft

2pc Bathroom 5.42 Ft x 5.25 Ft