

## 415 Fireweed Crescent Fort McMurray, Alberta

**MLS # A2225996**


# \$769,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,919 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit T		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	2 Fridges, 2 Stoves, 2 dishwashers, 2 Microwaves, 2 Washers, 2 dryers, Central A/C, Garage door opener with remote		

This Extraordinary Custom-Built Home at 415 Fireweed is located Backing onto a Serene Pond with Unrivaled Views. Featuring 7 bedrooms and 5 full bathrooms, including a Legal Walkout Basement Suite, This Property offers Unparalleled Elegance and functionality. From the moment you arrive, The Stamped concrete driveway and impressive stonework at the garage entrance create a stunning first impression. As you step inside, the attention to detail is clear—this home is a Masterpiece of Craftsmanship, with Solid wood doors and Custom bathrooms featuring Floor-to-Ceiling tile work like you've never seen before. The rich hardwood floors flow throughout, adding warmth and sophistication. The main level boasts a formal living room and dining room, perfect for hosting, while a den/bedroom with a full bath is ideal for extended family or guests. The open-concept living room, breakfast nook, and gourmet kitchen overlook the tranquil pond, leading to a wraparound deck that offers the best views on the street. The kitchen is a chef's dream, with stainless steel appliances, a ceramic backsplash, granite countertops, a pantry, and a center island. The spacious living room features a gas fireplace and large windows that frame breathtaking sunsets. Upstairs, a private office overlooks the formal living room, while the oversized primary suite is designed for royalty. With a gas fireplace, a luxurious ensuite featuring double sinks, a double shower, a corner jetted tub, and a walk-in closet, this is the ultimate retreat. Two more generously sized bedrooms and a 4-piece bath complete the upper level. The legal walkout basement suite offers a fully self-contained, 2-bedroom suite, ideal for rental income or guests. In addition, the lower level includes a fifth bedroom and full bath for the upper occupants. This is an extraordinary opportunity to experience luxurious

living in a home that defines elegance, comfort, and style. Schedule your private viewing today to experience this one-of-a-kind property!