



THE
A-TEAM

**RE/MAX
FIRST**

121 CORMORANT Place, Fort McMurray T9K 0R2

MLS®#: **A2110424**

Area: **Eagle Ridge**

Listing Date: **02/24/24**

List Price: **\$950,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**
Lot Information
Lot Sz Ar: **10,130 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,603**
Low Sqft:
Ttl Sqft: **2,603**

DOM

66
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Concrete Driveway,Heated Garage,Parking Pad,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s)**
Sewer:
Ext Feat: **Fire Pit,Playground**

Construction: **Concrete,See Remarks,Stone,Vinyl Siding**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 6`2"
Kitchen	Main	19`2" x 14`6"
Mud Room	Main	5`10" x 9`3"
5pc Ensuite bath	Second	12`10" x 14`9"
Bedroom	Second	14`7" x 11`7"
Bedroom - Primary	Second	14`2" x 24`4"
Other	Basement	9`2" x 11`5"

Room	Level	Dimensions
Dining Room	Main	13`4" x 11`6"
Living Room	Main	13`10" x 19`0"
5pc Bathroom	Second	8`5" x 9`1"
Bedroom	Second	11`2" x 13`10"
Laundry	Second	8`1" x 6`1"
3pc Bathroom	Basement	5`0" x 8`6"
Bedroom	Basement	13`3" x 11`0"

Game Room Furnace/Utility Room	Basement Basement	31`11" x 26`1" 12`11" x 8`4"	Storage Legal/Tax/Financial	Basement	5`4" x 4`2"
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Title: Fee Simple Legal Desc:		Zoning: R1			
	0920355			Remarks	

Pub Rmks:	121 Cormorant place- Luxury Alves home with a view. This residential listing features a triple car attached, heated garage with an oversize driveway and breathtaking views of eagle ridge and the valley. The open concept home boasts a massive kitchen with a gorgeous pantry area, two-tone cabinetry, an oversized built-in stove and stainless steal appliances. The kitchen also features granite countertops, a hood range, two sinks and lots of countertop and cupboard space. The dining nook has upgraded ceiling features and direct access to the low maintenance deck overlooking the massive landscaped and fenced yard with added concrete work, a stone fireplace and a playground. The living room is oversized with lots of natural lighting and overlooks part of the basement area, featuring a full stone wall with a built-in gas fireplace and a gorgeous mantle area. Leading Upstairs you have custom railings and upgraded light fixtures throughout, there are three oversized bedrooms with upgraded light fixtures, including the master bedroom with a large en suite featuring a floating tub, his/hers sinks, and a separate standup shower, granite countertops amd amazing tile work. The master also includes an oversized walk-in closet with built-in cabinetry. The basement is fully developed with a wet bar, the open concept gives lots of room for entertaining. The rec room /theatre area features stone work and lots of natural lighting. every area of this home is exquisite and a must see. The basement also has a large bedroom for guests or a growing family and gorgeous tile and stone work including in the 4 piece bathroom. You will also find direct access to the fenced yard, providing plenty of natural lighting. The finishings of the Alves home are sure to impress. Call today for your private viewing				
Inclusions:	Fridge, gas, cooktop, built-in stove, microwave, dishwasher, hood, fan, fridge/freezer in the pantry, basement, microwave, basement, dishwasher, AC, garage door, opener with one remote, washer, dryer, and floor heating the en suite				
Property Listed By:	COLDWELL BANKER UNITED				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











