



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 COBBLESTONE Bay, Fort McMurray T9K 0X3**

MLS®#: **A2120220**

Area: **Stonecreek**

Listing Date: **04/05/24**

List Price: **\$1,180,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2018**

Lot Information

Lot Sz Ar:

**8,052 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,564**

Low Sqft:

Ttl Sqft:

**2,564**

DOM

**41**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (3 0)**

Style:

**1 and Half Storey**

Parking

Ttl Park:

**7**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac,Greenbelt,No Neighbours Behind,Pie Shaped Lot**

**Additional Parking,Aggregate,Garage Door Opener,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas,Radiant,See Remarks**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**See Remarks**

Flooring:

**Carpet,Hardwood,See Remarks,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat:

**Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Steam Room,Stone Counters,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room

**5pc Bathroom**

**Bedroom**

**Foyer**

**Laundry**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**9`3" x 10`3"**

**13`0" x 16`7"**

**15`0" x 14`5"**

**9`3" x 5`10"**

Room

**Bedroom**

**Dining Room**

**Kitchen**

**Living Room**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**11`0" x 13`1"**

**12`0" x 10`5"**

**12`0" x 14`8"**

**13`5" x 25`6"**

Den	Main	9`11" x 10`1"	Mud Room	Main	9`11" x 4`11"
5pc Ensuite bath	Second	18`10" x 13`2"	Bedroom - Primary	Second	15`0" x 18`0"
Walk-In Closet	Second	9`1" x 12`2"	4pc Bathroom	Basement	8`8" x 10`4"
Kitchen With Eating Area	Basement	11`0" x 13`10"	Bedroom	Basement	14`1" x 15`1"
Family Room	Basement	13`8" x 15`10"	Exercise Room	Basement	12`5" x 21`0"
Game Room	Basement	17`2" x 12`5"	Furnace/Utility Room	Basement	15`8" x 11`0"
Walk-In Closet	Basement	4`11" x 9`11"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R1**  
Legal Desc: **1320288**

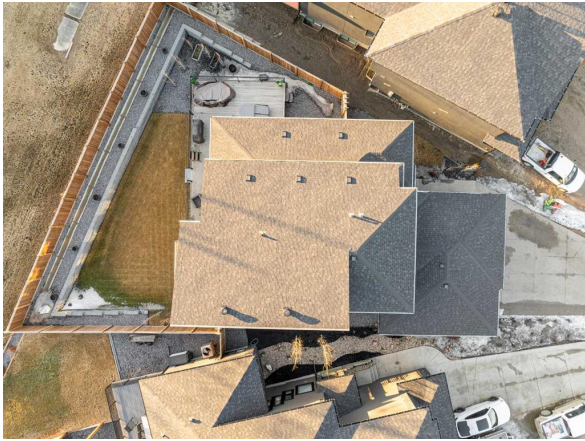
Remarks

Pub Rmks: **121 Cobblestone Bay; Ultra-Modern 2564sqft 1.5 Storey Custom built home on the GREENBELT by Alves Developments where no luxury item was spared. Sitting on an 8052sqft pie shaped lot; with a Triple Attached Garage with in-floor heat & epoxy floor finish with man door to rear yard + an oversized driveway that can accommodate additional vehicles & RV; this is just the start. Inside -WOW- large front foyer, with a view straight through the heart of the home to the greenbelt that accents the 20ft vaulted ceilings, gorgeous hardwood floors and all the windows catching the westerly sun pour in. Off the foyer you have the mudroom with individual lockers for the family and access to the garage. Main floor kitchen is amazing featuring a beautiful 2-tone design with large island and stone counters, gas range, built-in oven, Butler's pantry with wine fridge, additional appliance storage, recipe bookshelves & more! You also have, spice rack, pot drawers and in the island a Prep/Bar sink. Your family will congregate to enjoy & share great times in this kitchen with the greenspace views and entertain guests! You also have the large dining nook which is all open to the living room with custom built-in shelves & gas fireplace + room for the piano; all looking to the rear yard. Main floor has 2 more bedrooms + large bath with his/her sinks & separate shower with barn door separation (very functional design for the family). 2nd bedroom has window bench to rear yard and walk-in closet with custom built-ins & generous in size; plus a dream main floor laundry room with sink and lots of cabinetry. 2nd floor is where you'll find the entire Primary Bedroom! Yup the whole 2nd floor- Vaulting ceilings in the bedroom area which leads to the walk-in closet that is as big as the 2nd bedroom with custom built ins and island with additional storage! The ensuite is "Fairmount Penthouse" caliber; massive walk-in steam shower; multi head and multi spray features fully tiled enclosure + free standing soaker tub with massive vanity mirrors with his/her sin/vanity. Truly a must see. Basement WELL... It just gets better; sunken family room, separate games area, 4th bedroom & bath with custom walk-in shower, Separate Gym with rubber mat flooring & Mirrors; don't need a GYM make it the 5th bedroom! Finally, another WOOZER- a custom kitchen area with a multi seat, eat up bar facing the TV to watch the big game + built-in ice maker, wine fridge and best of all your own private wine cellar with an additional custom fridge & wall accents and shelving. Truly this home has so many features there is just not enough room here to mention them all! Take a tour of this stunning home today!**

Inclusions: **Fridge, Gas Range, Dishwasher, Built in Microwave & Oven, Wine Fridge (2), Washer, Dryer, Window Coverings & Remote for motorized Blinds, Window Shutters, 2 Garage Door Remotes, Alarm & Camera equipment, Built in speakers, Hot Tub and Cover, Mirrors in Gym, Built in Ice Maker, Fridge in Wine Cellar, Attached shelving & hooks in garage, 4 T.V Mounts, Water Softener, Central AC**

Property Listed By: **COLDWELL BANKER UNITED**

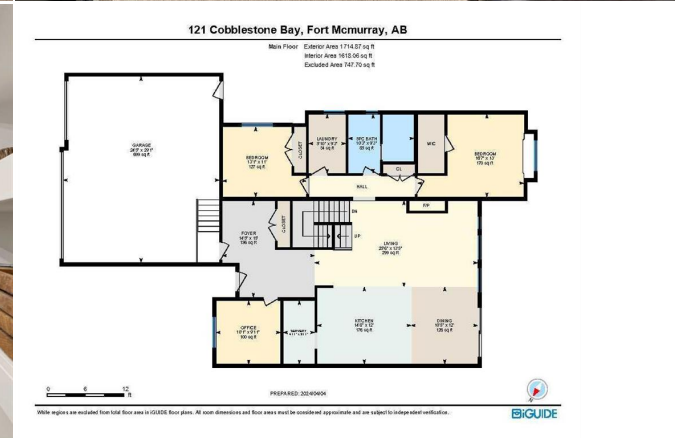
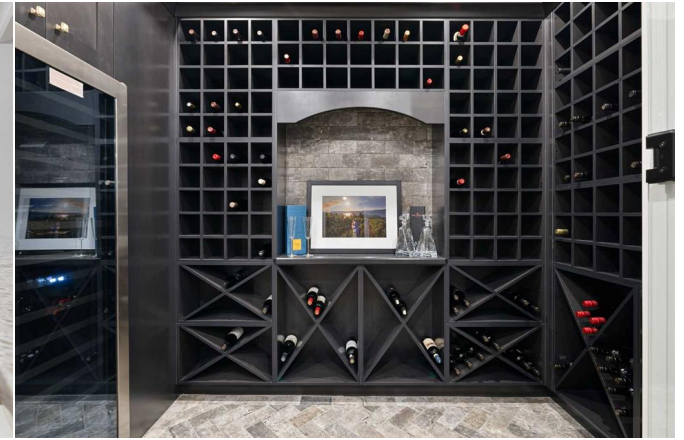
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**











2nd Floor Exterior Area 54,000 sq. ft  
Interior Area 159,775 sq. ft  
Excluded Area 200,731 sq. ft

OFF. BUILDING  
15,000 sq ft  
(3,400 sq m)

OFF.  
12,750 sq ft  
(2,940 sq m)

HALL

RECEPTION  
28,115 sq ft  
(2,600 sq m)

HALL

ENTRANCE  
17,000 sq ft

0 4 8  
m

PREPARED: 2020/05/05

White region is an isolated from total floor area is (22,000) floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

ES&S GUIDE

[illegible]