



THE
A-TEAM

**RE/MAX
FIRST**

145 STONECREEK Landing, Fort McMurray T9K 4X0

MLS®#: **A2175760** Area: **Stonecreek** Listing Date: **10/28/24** List Price: **\$779,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **7,953 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,812**
 Low Sqft:
 Ttl Sqft: **2,812**

DOM

54
Layout
 Beds: **6 (4 2)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Interior Lot,Irregular Lot,Landscaped,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Garage Control(s),Gas Stove,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 8`3"
Dining Room	Main	5`0" x 9`7"
Foyer	Main	9`11" x 11`7"
Living Room	Main	15`9" x 20`9"
4pc Bathroom	Second	6`0" x 8`3"
Bedroom	Second	11`0" x 12`10"

Room	Level	Dimensions
Bedroom	Main	8`5" x 8`6"
Family Room	Main	17`10" x 12`6"
Kitchen	Main	16`2" x 16`8"
3pc Bathroom	Second	6`6" x 8`8"
5pc Ensuite bath	Second	9`2" x 11`10"
Bedroom	Second	13`7" x 12`2"

Den	Second	10`3" x 9`1"	Great Room	Second	13`5" x 20`2"
Laundry	Second	6`0" x 6`7"	Bedroom - Primary	Second	19`1" x 13`0"
Walk-In Closet	Second	9`6" x 4`6"	3pc Bathroom	Lower	8`9" x 7`7"
4pc Bathroom	Lower	5`6" x 8`9"	Bedroom	Lower	13`5" x 10`10"
Bedroom	Lower	16`3" x 13`1"	Kitchen	Lower	15`8" x 8`7"

Legal/Tax/Financial

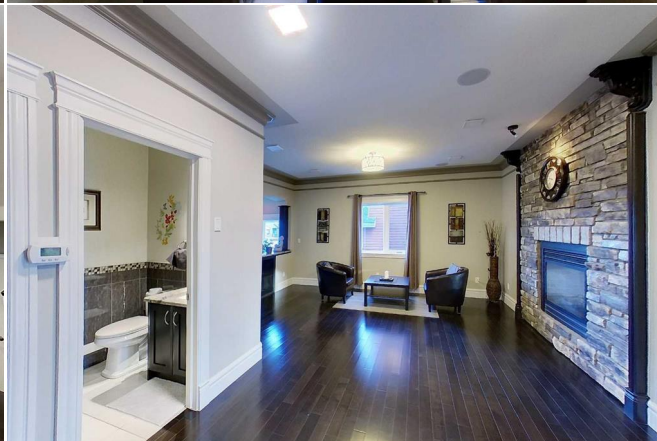
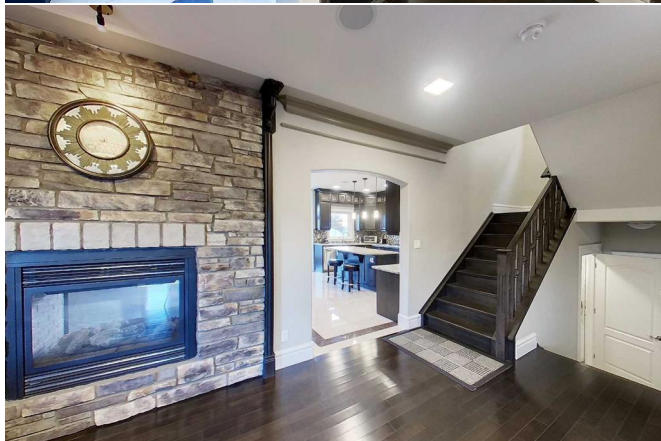
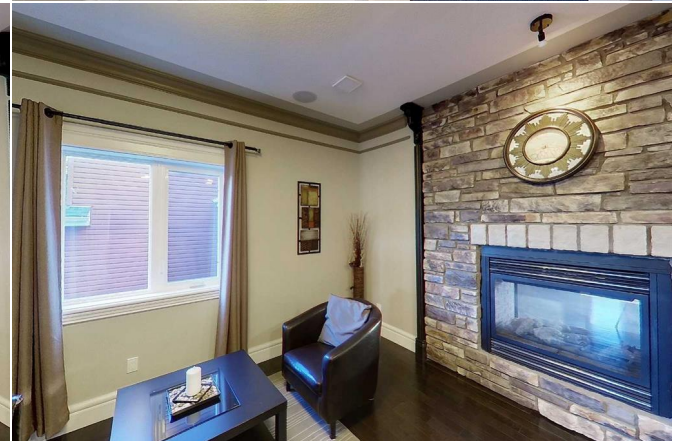
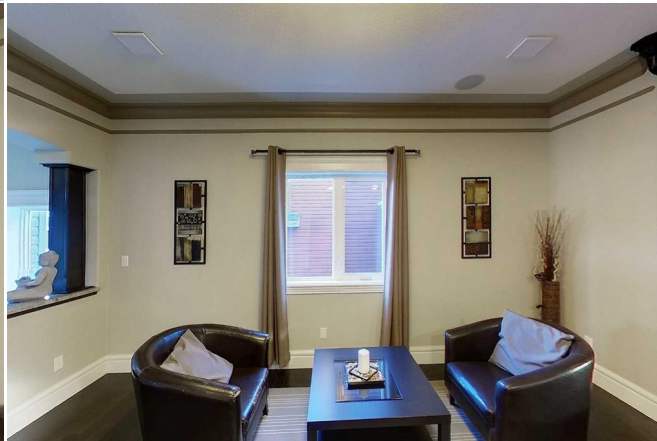
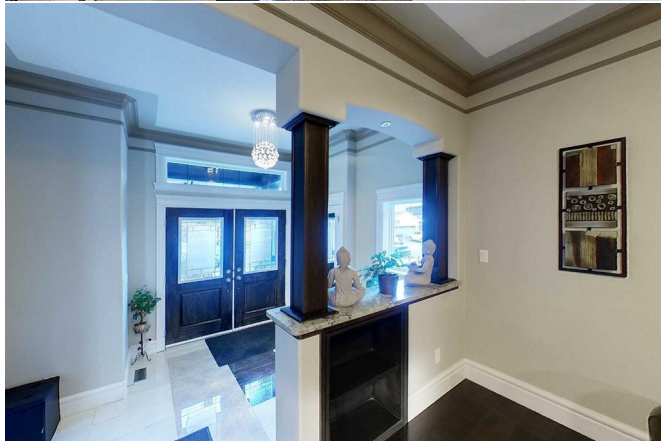
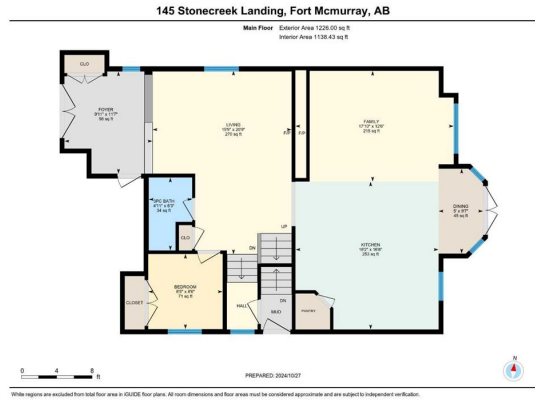
Title: Zoning:
Fee Simple **R1S**
 Legal Desc: **1124936**

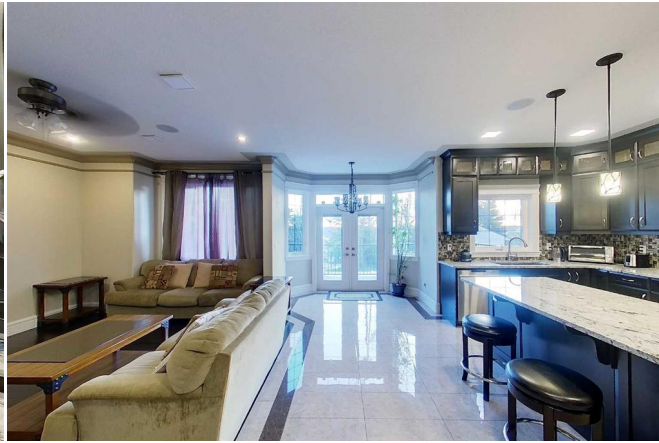
Remarks

Pub Rmks: **Stunning Luxury Home at 145 Stonecreek Landing: A Spacious Oasis of Elegance Welcome to a beautifully crafted luxury retreat nestled on a picturesque, tree-lined 7,953 sq/ft lot. This expansive home offers nearly 3,800 sq/ft of refined living space, thoughtfully designed with six spacious bedrooms, six elegant bathrooms, and two income-generating basement apartments. The property impresses right from the driveway, which accommodates over four vehicles, leading up to a sophisticated exterior with dark modern finishes, a striking black garage door, and a paved entry. Step inside to find a grand foyer featuring gleaming high-gloss ceramic tile, transitioning seamlessly into polished hardwood floors. The formal front room exudes sophistication with elegant crown moldings, built-in audio, and a two-way gas fireplace framed by a tasteful stone finish, setting a luxurious tone from the moment you enter. The kitchen, designed with entertainers in mind, features rich cabinetry extending to the ceiling, sleek granite countertops, and a suite of built-in appliances including a gas range. The large island serves as a central hub, perfect for culinary creations and gatherings, while a cozy breakfast nook provides access to the back deck that overlooks the spacious, landscaped yard. The main floor also includes a versatile bedroom and a three-piece bath, ideal for guests or family members. As you ascend the stairs, rich hardwood floors lead you to the luxurious primary suite—a private sanctuary complete with a king-size space, a custom walk-in closet, and a spa-inspired ensuite with a two-person jetted soaker tub. An additional bedroom with its own four-piece ensuite and a third bedroom with a walk-in closet and access to a three-piece bath with a steam shower add to the upper level's appeal. High-end finishes, custom tile work, and attention to detail are evident in every bathroom. The upper floor also boasts a stylish den, a convenient laundry room with built-in storage, and a stunning bonus room with high ceilings, a second gas fireplace with built-ins, and balcony access offering a serene view of the front yard. The lower level houses two separate suites with in-floor heating, making them comfortable year-round. The first is a legal suite with soaring ceilings, a full kitchen, bathroom, and bedroom—ideal for rental income. The second suite, an illegal suite, includes a kitchenette, bedroom, and bathroom. Both have a strong rental history, providing added appeal for prospective buyers. Meticulously maintained and crafted for modern living, this exceptional home at 145 Stonecreek Landing is ready for its next chapter. Schedule your private tour today to experience the luxury, space, and quality that await!**

Inclusions: **Fridge X3, Stove X3, Microwave X3**
 Property Listed By: **EXP REALTY**

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







145 Stonecreek Landing, Fort McMurray, AB

2nd Floor Exterior Area 1300.40 sq ft
Interior Area 1400.79 sq ft



PREPARED: 2024/10/27

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





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Basement (Below Grade) Exterior Area 1145.14 sq ft
Interior Area 1027.56 sq ft



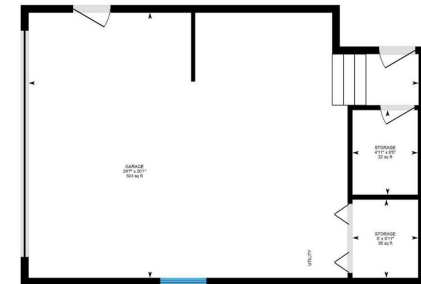
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Garage Excluded Area 621.49 sq ft



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