



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 STONECREEK Landing, Fort McMurray T9K4X0**

MLS®#: **A2185752**      Area: **Stonecreek**      Listing Date: **01/06/25**      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

**8**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **6.0 (6 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Interior Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,In Floor,Exhaust Fan,Fireplace(s)**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**  
 Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Separate Entrance,Sump Pump(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`0" x 9`7"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`10" x 12`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`11" x 11`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 16`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 20`9"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>6`6" x 8`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`0" x 8`3"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`2" x 11`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 12`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 12`2"</b>
<b>Den</b>	<b>Second</b>	<b>10`3" x 9`1"</b>	<b>Great Room</b>	<b>Second</b>	<b>13`5" x 20`2"</b>

<b>Laundry</b>	<b>Second</b>	<b>6`0" x 6`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`1" x 13`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`6" x 4`6"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`9" x 7`7"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>5`6" x 8`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`5" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`3" x 13`1"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>15`8" x 8`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`8" x 8`4"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`10" x 10`11"</b>

Legal/Tax/Financial

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

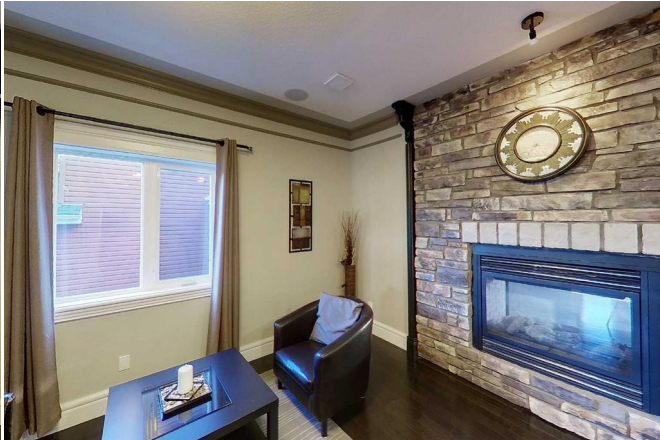
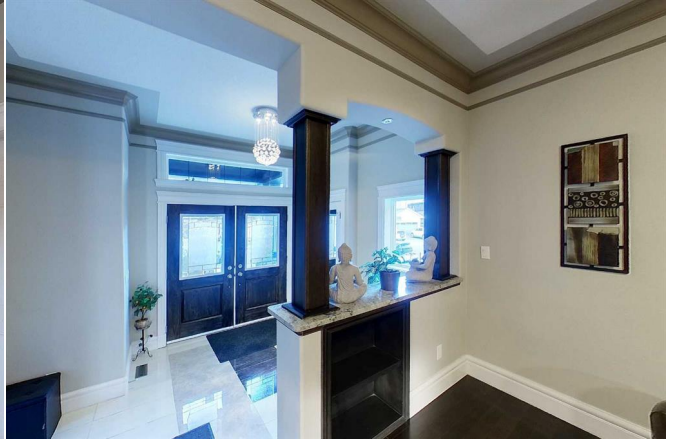
Remarks

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 3900 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!**

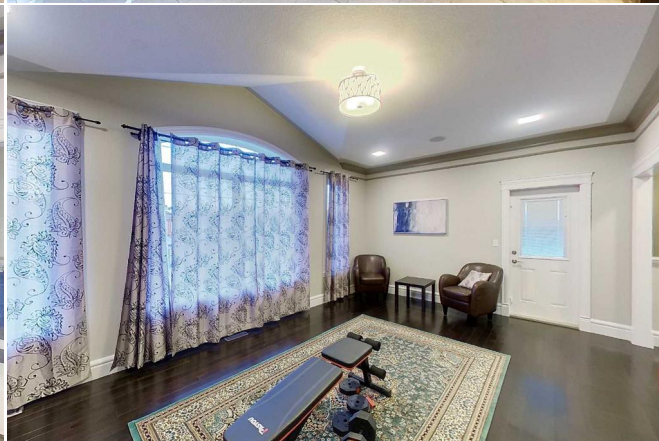
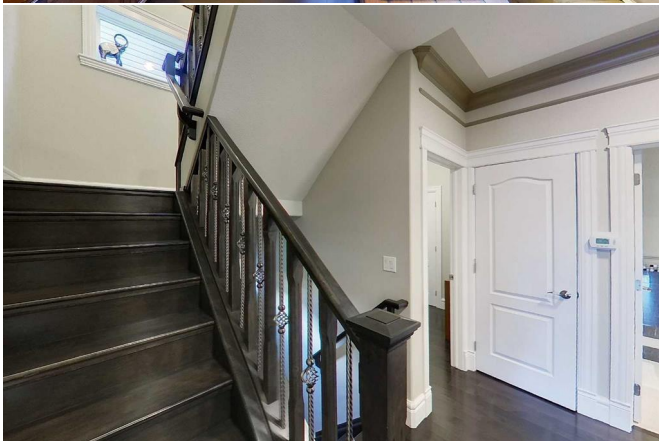
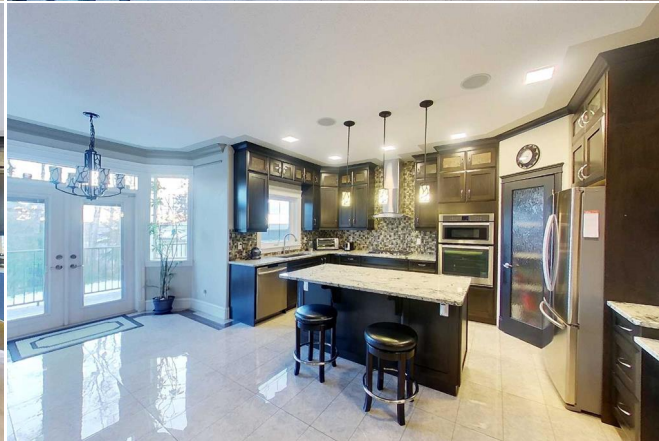
Inclusions: **basement appliances- Refrigerator X2, Electric stove X 2, Washer/ Dryer- Basement, microwave**  
 Property Listed By: **Century 21 Quantum Realty**

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

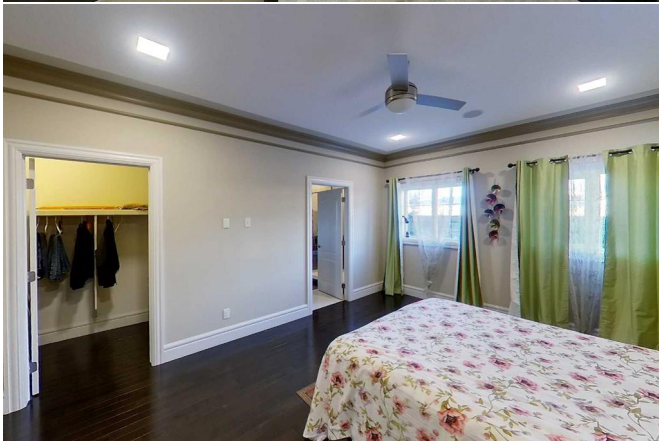




















145 Stonecreek Landing, Fort McMurray, AB

Main Floor Exterior Area 1228.00 sq ft  
Interior Area 1138.63 sq ft



0 4 8 ft PREPARED: 2024/10/27

While 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.

145 Stonecreek Landing, Fort McMurray, AB

2nd Floor Exterior Area 1556.40 sq ft  
Interior Area 1483.79 sq ft



0 4 8 ft PREPARED: 2024/10/27

While 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.

145 Stonecreek Landing, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1145.14 sq ft  
Interior Area 1002.88 sq ft

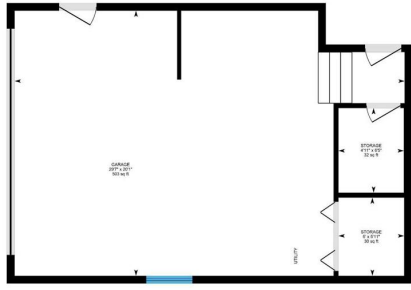


0 4 8 ft PREPARED: 2024/10/27

While 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.

145 Stonecreek Landing, Fort McMurray, AB

Garage Excluded Area 629.49 sq ft



0 3 6 ft PREPARED: 2024/10/27

While 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.