



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**112 Trillium Bay
Fort McMurray, Alberta**

MLS # A2284678



\$924,800

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,943 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Gazebo, Irregular Lot, Landscaped, Many Trees		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)

Inclusions: Mirror at front entrance, Great room TV and wall mount, 2 other TV wall mounts,

THE ULTIMATE FOREVER FAMILY HOME Step through the front doors, and you’ll feel it instantly: this is where daily life and meaningful moments happen. Welcome to a luxurious 2,943 sq ft executive family home, thoughtfully placed on an expansive 8,000+ sq ft yard designed for comfort, connection, and unforgettable gatherings. From curb appeal that makes you proud to a triple garage and careful upgrades throughout, every detail signals a home that’s ready for your family’s story. The heart of the home is the open-concept main floor, where cathedral ceilings soar above rich bamboo flooring, elegant ceramic tile, and a gas fireplace that anchors the living space with a warm glow amongst a wall of windows. Cooking feels like a joy in the chef-inspired kitchen: a massive island for casual meals, a gas stove with an electric oven, a microwave drawer, a walk-through pantry, and a wine/coffee bar surrounded by abundant cabinetry — perfectly suited for both everyday dinners and celebratory weekends with friends and family. With 5 bedrooms and 3.5 bathrooms, there’s space for everyone to grow, study, and play. The primary suite is a true retreat: a generous haven with a spa-like ensuite featuring a soaker tub, walk-in shower, dual sinks, and ample storage. Upstairs, the bonus room awaits as a flexible living space—great for a gym area, a hobby corner with the kids’s chalkboard wall for creative fun, or whatever you decide. A second-floor laundry adds everyday convenience, and extra storage helps keep life organized. The lower level feels incredibly cozy thanks to in-floor heating, perfect for a family movie or games night. Two large basement bedrooms with big windows and walk-in closets ensure comfort and privacy for guests or growing teens. The 4-piece bathroom in the basement also features in-floor heat for

those chilly mornings. Storage isn't an afterthought here—there's plenty of it, plus a walk-in back closet, and thoughtful entrances that welcome guests with a touch of elegance. Outdoors, you'll find hot tub wiring ready for indulgence, a gazebo for shade and gatherings, and a backyard designed for year-round enjoyment. A wind-protective side area keeps you cozy around a fireside gathering, even on breezy evenings. This home isn't just about luxury; it's about living well. It blends style, practicality, and comfort into a one-of-a-kind space that's ready for your family's memories to be made. Disclosure: The Seller is a licenced REATOR[®] with Fort McMurray Real Estate Board.