



**160 STONECREEK Landing**  
**Fort McMurray, Alberta**

**MLS # A2290391**



**\$940,000**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,850 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** FRIDGE(2), STOVE(2), BUILT -IN OVEN, OTR MICROWAVE(2), DISHWASHER(2), WASHER(2), DRYER(2), GARAGE DOOR REMOTE, WINDOW BLINDS, CENTRAL A/C, ATTACHED SHELVES IN GARAGE & ATTACHED UPPER CABINETS, GARAGE HEATER, SHED

LISTED AT APPRAISED VALUE! "GREENBELT" Welcome to 160 STONECREEK LANDING! Stunning Family home with 4 Bedrooms on upper level "RARE FIND". This 2850sqft 2-Storey family home + Bonus Room/Family room over the Triple Car Heated Garage; also has a very well-designed 2 Bedroom Legal Suite in the lower level! Don't need the Suite; all good the layout is exceptional; and can be used as part of the family home just as easily! Great flexibility here with options! This 6 Bedroom Home located in Stone Creek was built in 2012 with great design & functionality all on the Greenbelt with a 6730sqft fenced lot. Let's step inside... You are greeted by the large foyer, main floor formal dining room with lots of sunshine pouring in. On the main floor you also have den/office, large Laundry/mudroom; open concept eat-in kitchen + living room with Gas fireplace while all boasting 9ft ceilings! Kitchen has custom cabinetry, granite counters, tiled backsplash, upgraded stainless steel appliances, built-in oven, Island with breakfast eat-up bar and corner pantry. Main floor also has 4 pc bath, hardwood & ceramic tile flooring and direct access to large deck. 2nd floor has 4 bedrooms, 2 full baths and bonus room with gas fireplace. Primary Bedroom looks out to the Greenbelt with a large 5-pc ensuite with 6ft jetted tub, separate shower and walk in closet. With this sqft all bedrooms are large and spacious! In the Lower Level you'll find the 2-bedroom legal suite with its own separate entrance; but also, can also be access from the upstairs directly. You have 4 pc full bath, its own separate laundry and full kitchen + dining nook and large living room. Well designed and very spacious! Finally enjoy the Central A/c, large front concrete driveway with side yard access to the rear yard, where out the back gate you connect to an extensive

trail system with schools and shopping outdoor ice rink, water park and more all close by! Call today to visit this beautiful home.