



GRASSROOTS

REALTY GROUP

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**128 Stonecreek Landing
Fort McMurray, Alberta**

MLS # A2300860



\$760,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage heater, built in bench,

Welcome to 128 Stonecreek Landing, a beautifully designed two storey home offering modern luxury, exceptional space, and a prime location backing onto green space. Built by Crystal Homes and meticulously maintained by the original owner since 2021, this property showcases quality craftsmanship, thoughtful upgrades, and a clean, contemporary aesthetic throughout. The exterior makes a strong first impression with a paved driveway, attached double garage, light brick veneer with black accents, and a covered front entry that adds both charm and functionality. The lot offers added privacy with green space behind, creating a peaceful backdrop to enjoy year round. Inside, the home is bright, open, and beautifully finished with luxury vinyl plank flooring running across both the main and upper levels. A statement LED chandelier welcomes you into the entry, while the main floor office with double doors provides the perfect workspace or flexible living area. The open concept layout flows seamlessly into the living room, centred around a gas fireplace and filled with natural light. The kitchen is a true highlight, featuring white cabinetry, quartz countertops, a slab backsplash, and a large island designed for both everyday use and entertaining. High end black stainless steel appliances include a Bosch five burner gas range, built in oven and microwave, and thoughtful additions such as custom cabinet inserts, a garburator, filtered water system, and modern pendant lighting. The adjacent dining area is enhanced with built in cabinetry, offering both style and extra storage. Upstairs, a spacious bonus room adds a second living area, ideal for family time or relaxation. The primary suite is a private retreat, complete with a walk in closet and a luxurious ensuite featuring a jetted tub, large glass enclosed tile shower with body sprays, and a separate water closet. Two additional

bedrooms and the convenience of upstairs laundry complete the upper level. The basement offers a separate entry and remains undeveloped, providing excellent potential for a future suite or additional living space to suit your needs. The attached garage is fully equipped with hot and cold water, a gas heater, floor drain, central vacuum, and extended depth for added functionality. Outside, enjoy a deck with a gas line for your barbecue, a concrete patio area, and a yard that backs onto green space, offering both privacy and a connection to nature. With its modern finishes, pristine condition, and highly desirable location, 128 Stonecreek Landing is a standout home offering both comfort and long term value. Schedule your private showing today.