



**GRASSROOTS**

REALTY GROUP

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**301 Brett Drive  
Fort McMurray, Alberta**

**MLS # A2302706**



**\$920,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Insulated, See Remarks		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1E
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, brand new stove, dishwasher, microwave, washer, dryer, garage door opener, garage heater, central a/c

VIEW THIS RARE AND EXCLUSIVE ONE OF A KIND OPPORTUNITY! From the moment you pull up the massive driveway of this exclusive custom-built bungalow on a walk-out basement situated on just under a 15,000 sq ft landscaped lot, you know you've found something special. 301 Brett Drive is a masterclass in design, offering over 3,500 sq ft of light-filled luxury. Backing onto the serene Brett Drive pond, the views are nothing short of breathtaking. When you enter into the inviting foyer, you will be gob-smacked by the panoramic and stunning views surrounding this home. The heart of the home is a grand great room with vaulted ceilings and floor-to-ceiling windows that bring the outdoors in. This open-concept living area is the space where you will love to entertain, and enjoy your daily lifestyle with your family. This grand space offers a beautiful, extensive kitchen with white cabinetry, a large island, wrap-around breakfast bar, stainless appliances and a brand-new stove. In addition, this luxury living space offers gleaming hardwood floors and a dedicated flex room which offers the versatility to be an office, dining room or children's playroom. From every corner of this main level, you get views of greenspace or the pond. The primary bedroom acts as a private sanctuary where you can watch the sunrise over the water before heading into your 5-pc ensuite featuring double sinks, custom tile work, a soaking tub and stand-up shower. This main level is complete with a total of 3 bedrooms, plus a dedicated mudroom that gives direct access to your oversized heated garage. The lower level is built for fun, offering a walk-out basement with a dedicated theater room or den. Plus, a massive family room and games room offering a gas fireplace. This lower level continues with massive windows and brand-new carpet throughout. There are double garden

doors leading to a private covered patio. This lower level coming in at just over 1700 sq ft is complete with 2 generously sized bedrooms plus a full bathroom. In addition, you have a dedicated laundry room with a sink and lots of storage space. This dream home has been updated with a new furnace in 2024 and has central air conditioning. This home speaks for itself from beginning to end; this rare 15,000 sq ft property lot and Bungalow is the lifestyle upgrade you've been waiting for and is perfectly located in the Timberlea B&rsquo;s in walking distance to schools, Birchwood trails, and quick access to site and city bus routes. Call today for your personal tour.