



**220 Sandpiper Road
Fort McMurray, Alberta**

MLS # A2306858



\$669,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,652 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Wired for Sound		

Inclusions: fridge, gas range, dishwasher, washer, dryer, microwave, brown couch in basement, garage tv.

Welcome to this stunning, fully developed bungalow in the highly sought-after and established community of Eagle Ridge. Built by Alves Developments, this former showhome—the Berkley—offers 1,652 sq. ft. of thoughtfully designed living space on the main floor, with high-end finishes and exceptional upgrades throughout. Step inside to discover rich cherry hardwood flooring, soaring ceilings, and an abundance of natural light streaming through large windows. The spacious living room impresses with over 12-foot ceilings, while the remainder of the main floor maintains an airy 9-foot height, creating an open and inviting atmosphere. The chef-inspired kitchen is both stylish and functional, featuring cherry cabinetry with soft-close drawers, black granite countertops, a white subway tile backsplash, and a centre island complete with a Jenn-Air gas cooktop. Built-in stainless steel appliances, including an oven and microwave, along with a corner pantry and separate dining nook, make this space ideal for everyday living and entertaining. The main level offers three generously sized bedrooms, including an oversized primary retreat measuring 13' x 25'. This luxurious space includes a walk-in closet and a spa-like 4-piece ensuite with a jetted tub and separate stand-up shower. Two additional bedrooms feature custom built-in shelving, adding both charm and functionality. The fully developed basement expands your living space with two additional large bedrooms, a full bathroom, and a beautifully finished wet bar—perfect for hosting. A cozy gas fireplace with a stone surround anchors the lower-level living area, while the expansive laundry and storage room adds everyday convenience. Additional features include Sonos surround sound, crown moldings, recessed pot lighting, and custom railings throughout. Outside, enjoy a rear

deck and an exposed aggregate driveway leading to the impressive 21' x 23' heated attached garage, complete with in-floor heating and epoxy floor. This exceptional home combines luxury, comfort, and thoughtful design in one of the city's most convenient neighbourhoods—an opportunity you won't want to miss.