



**GRASSROOTS**  
REALTY GROUP

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**103 Crane Place**  
**Fort McMurray, Alberta**

**MLS # A2313173**



**\$749,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,095 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** All basement furniture included.

A custom Shergill Homes residence, drawn from the ground up by Kd Residential Design and finished to a standard you rarely see in this market. Eighteen years into building custom homes across Alberta, Shergill is known for the details that survive the first decade. You feel them here the moment the front door swings open. The living room climbs a full 18 feet above you, wrapped in a window wall of stacked arched glass that pulls south facing light through the entire main floor. The house faces a quiet cul de sac in one of Eagle Ridge's most private pockets. There are no neighbours behind you and none beside you. The yard backs directly onto the school trail system, so what you actually look out at is open green space, mature trees, and walking paths. Morning coffee, evening wine, same view, no audience. Inside, the build quality shows in every surface. Maple hardwood through the main floor. Marble look tile in the foyer and kitchen. A custom curved staircase with stained treads and wrought iron spindles. Arched transom windows in nearly every room, a signature pulled straight from the original drawings. The kitchen carries dark espresso cabinets, granite counters, a full height mosaic backsplash, stainless appliances, and a true walk in pantry. It flows into a breakfast nook and a family space anchored by a gas fireplace, then opens out to the rear deck. The main floor adds a formal dining room, a 4 piece bath, and a flexible front room that lives equally well as a home office or a main floor bedroom for anyone who prefers to skip the stairs. Upstairs, the primary suite holds its own vaulted ceiling, a jet tub, a separate shower, and a walk in closet. Two more bedrooms share the floor along with a full main bath, plus an open overlook down into the soaring living room. The lower level is where this home truly separates itself. It is a fully legal, fully permitted three bedroom walkout

suite, with its own kitchen, two full bathrooms, and a private entrance at ground level. Walk out to the yard, walk out to the trails. Whether you are looking at a mortgage helper, an in law suite, or long term rental income, the paperwork is in place and the layout is ready to go. Seven bedrooms. Five bathrooms. 3,042 square feet of total living space including a fully developed lower walkout. A heated double attached garage. R 40 plus attic insulation, 200 amp electrical, and a clean inspection on file. This is a quiet cul de sac, backing the school trails, in Eagle Ridge. Schools and parks are within walking distance. Highway 63 is minutes away when you need it, invisible when you do not. Custom homes on lots like this do not come to market often, and they do not stay long when they do.