



GRASSROOTS
REALTY GROUP

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14, 208 SPARROW HAWK Drive
Fort McMurray, Alberta

MLS # A2313812



\$489,900

Division:	Eagle Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.06 Acre		
Lot Feat:	Greenbelt, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 581
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s), Wet Bar

Inclusions: FRIDGE(2), GAS STOVE, DISHWASHER, WASHER, DRYER, MICROWAVE, GARAGE HEATER, GARAGE DOOR REMOTE , WINDOW COVERINGS

14-208 Sparrowhawk Drive! "The Lincolns" Greenbelt- Executive Luxury in a townhome style unit with finishes (hardwood, Granite, tile) to match plus walk-out basement & double attached heated garage and front driveway for additional parking. The open concept main living area & 2nd floor features hardwood and tile floors, a modern natural gas fireplace with built in shelves on each side, high ceilings, and a kitchen with granite countertops, a large island, Stainless Steel Appliances including a Gas Range, Subway Tile Backsplash and plenty of storage space. The second level of the home has upgraded hardwood floors and 3 bedrooms, laundry closet in the hallway and upgraded lighting. All 3 bedrooms are generous in size but the primary suite is exceptional with a long bright walk in closet and spa like ensuite bathroom with a dual vanity and large soaker tub. The lower level of the home is a bright walk out basement that leads out into the backyard with Green Belt views and is complete with a wet bar that includes a full fridge, plus separate laundry and another 4pc bathroom. The basement gives you different living options & or entertaining friends with the lower patio complete with a Murphy bed. This will also make a great family room. The home also features Central A/C, A gas line for your BBQ on the covered upper deck and in floor heat in the basement. Call today to view this stunning unit!