



**GRASSROOTS**

REALTY GROUP

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**220 Warren Way  
Fort McMurray, Alberta**

**MLS # A2314711**



**\$585,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,674 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Interior Lot, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** mirror above fireplace

Welcome to 220 Warren Way; a home that stands out for its quality, warmth, and attention to detail. From the street, the dark exterior paired with the statement front door gives the home a striking presence, while the covered front porch creates a warm welcome before you even step inside. Inside, wide plank engineered hardwood floors, high baseboards, upgraded interior doors with matte black hardware, and carefully selected lighting create a polished yet comfortable atmosphere throughout. Anchoring the living room is a light grey stone gas fireplace finished with a wood beam mantle that grounds the room and adds an organic touch. The kitchen blends timeless finishes with a highly functional layout. Floor-to-ceiling white cabinetry pairs seamlessly with quartz countertops, a classic subway tile backsplash, and a white apron sink. The oversized island offers additional prep space and seating, with a built-in microwave tucked neatly below. Roman shades frame the kitchen window, while a premium Bosch appliance package, including a 5-burner gas range completes the space. A generous pantry keeps everything organized, and the adjacent dining area is finished with a statement chandelier that finishes the space perfectly. The back entry doubles effortlessly as a mudroom when needed and leads out to a composite deck complete with a gas line for your BBQ. An exposed aggregate walkway connects the deck to one of the standout features of the property: a massive heated detached garage with soaring 12-foot ceilings and a 220V plug-in, making it ideal for a workshop setup, hobby space, or future equipment needs. Upstairs, a beautifully crafted open staircase leads to a thoughtfully laid out second level where all three bedrooms are tucked away for privacy. The primary bedroom sits at the top of the stairs and features a walk-in closet along with

a sleek ensuite complete with a glass walk-in shower. Laundry is conveniently located on this level, along with a full 4-piece bathroom and two additional bedrooms, both generously sized. Each bathroom throughout the home carries the same elevated finishes and includes backlit mirrors. The fully developed lower level continues the same quality and comfort found throughout the home, featuring a spacious family room, a fourth bedroom, and a 4-piece bathroom with in-floor heat, a feature you'll especially appreciate during cooler months. Additional upgrades include Hot Water on Demand, Central A/C, a water softener, and hardwired internet connections in every room for seamless connectivity throughout the home. A property that strikes this balance between timeless style, thoughtful upgrades, and true pride of ownership is hard to find. Every space has been carefully curated, creating a home that feels just as impressive in person as it does on paper. Schedule your tour today!