



**104 Royal Garden
Fort McMurray, Alberta**

MLS # A2324557



\$779,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Rectangular Lot, Street Light		

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

Features: Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Basement Fridge, All Existing Window Coverings, AC Unit, Garage Heater, Central Vacuum and attachments (house and garage)

Impeccably maintained. Original owners. A custom-built executive two-storey nestled within a private cul-de-sac surrounded by mature trees. Homes like this rarely come to market, and 104 Royal Garden is proof that exceptional care stands the test of time. Built in 2006 and meticulously maintained from the home's interior to its beautifully landscaped exterior, this executive residence offers over 3,800 sq. ft. of thoughtfully designed living space in one of Thickwood's most established and sought-after neighbourhoods. From the moment you arrive, the pride of ownership is unmistakable, creating a welcoming first impression with the spacious interior which has been thoughtfully designed to combine timeless elegance with everyday functionality. Rich hardwood flooring, oversized spaces where they matter most (kitchen, dining, living and primary bedroom) and two cozy fireplaces create a warm and inviting atmosphere that is equally suited for entertaining or quiet evenings at home. The heart of the home is the chef's-kiss kitchen, featuring granite countertops, a large island, pantry, and the added luxury of heated tile floors that make every season more comfortable. The adjacent dining and living areas flow seamlessly together, while the convenience of main floor laundry & office space enhances everyday living. Upstairs, the spacious primary retreat offers the perfect escape with a spa-inspired ensuite featuring heated floors, an oversized walk-in closet complete with custom built-in shelving & an open-to-below design overlooking the grand foyer that fills the home with natural light and enhances its bright, airy feel. Every bedroom has been thoughtfully designed with comfort and functionality in mind. The fully developed basement offers exceptional additional living space centred around a charming wood-burning stove, creating the perfect setting for cozy

winter evenings. Entertain with ease at the impressive wet bar complete with a stainless steel sink, making movie nights, family gatherings, and game days effortless. Outside, your private backyard oasis is equally impressive. Beautifully landscaped and surrounded by mature trees, it offers the perfect blend of privacy and tranquility for relaxing, entertaining, or enjoying summer evenings. Thoughtful upgrades continue throughout, including an Electrolux central vacuum system with separate vacuum units in both the home and the driveway side of the heated detached garage perfect for keeping your vehicles, rec equipment, and toys spotless. Recent mechanical updates provide peace of mind, including a top-of-the-line furnace (2024), central a/c (2025) & shingles (2016). Located in a quiet, family-friendly cul-de-sac just minutes from parks, schools, walking trails, shopping, and everyday amenities, this is a rare opportunity to own a home that has been lovingly cared for by its original owners. Timeless quality, exceptional maintenance, and an unbeatable Thickwood location, 104 Royal Garden is ready to welcome you home!