



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**212 Stonecreek Landing
Fort McMurray, Alberta**

MLS # A2325406



\$800,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,382 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot, See Remarks,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: Fridge x2, stove x2, dishwasher, microwave x2, washer x2, dryer x2, blinds, garage door opener + remote, garage heater, central ac, central vac + attachments

Welcome to one of Stonecreek's most beautifully appointed family homes. Backing directly onto greenspace with no rear neighbours, this stunning property offers over 2,300 sq ft above grade plus a fully self-contained one bedroom legal suite, all finished with a level of style and quality that feels straight out of the pages of a design magazine. The main level has been completely transformed with an incredible custom kitchen featuring timeless two-toned cabinetry, quartz countertops, undercabinet lighting, an oversized island, elegant tile backsplash, McGee & Co. lighting, pantry, and high end finishes throughout. The open concept layout is perfect for entertaining, flowing seamlessly into the bright dining area w/ bench seating overlooking the backyard and the gorgeous living room where custom built in cabinetry and an updated fireplace surround create a warm, sophisticated focal point. Rich hardwood flooring, large windows & thoughtful designer touches complete the space. Just off the kitchen you'll find a functional mudroom with built in storage, a convenient laundry room, 2-piece powder room and access to the heated attached garage. Upstairs offers the ideal family layout with a spacious bonus room complete with a second gas fireplace and newly installed vinyl plank flooring. The upper level also features three generous bedrooms - all with brand new carpet (2026), including a luxurious primary retreat overlooking the peaceful greenbelt. The primary suite boasts a walk in closet and a spa inspired ensuite with dual sinks, a jetted soaker tub and separate shower, while the additional bedrooms share a spacious full bathroom. The legal basement suite has been thoughtfully reconfigured from a two bedroom into a spacious one bedroom suite, creating an even larger and more functional living area while maintaining its self contained design with separate entrance, full

kitchen and separate laundry. Whether you're looking for mortgage assistance, multigenerational living or an investment opportunity, this flexible space offers excellent value. Step outside and you'll truly appreciate what sets this property apart. The professionally landscaped backyard backs directly onto greenspace, offering exceptional privacy and beautiful natural views. A professionally installed retaining wall completed in 2023 maximizes the yard, while the incredible deck creates an outdoor living space you'll enjoy from spring through fall. The custom built children's playhouse makes wonderful use of the elevated yard space, leaving plenty of room for kids, pets and entertaining. Located on one of Stonecreek's quieter streets with ample street parking, this exceptional home combines luxury finishes, functional family living and income potential in one of Fort McMurray's most sought after neighbourhoods. From the designer kitchen and custom built ins to the peaceful greenbelt setting, this is a home that truly stands apart from the rest.