



GRASSROOTS
REALTY GROUP

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157 Bird Crescent
Fort McMurray, Alberta

MLS # A2330060



\$515,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	945 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, OTR MICROWAVE, BAR FRIDGE, GARAGE HEATER, GARAGE DOOR OPENER WITH REMOTES.

Welcome to 157 Bird Crescent, a charming home in the heart of the highly desirable Thickwood neighbourhood that has been thoughtfully renovated from top to bottom inside and out. From the beautifully updated kitchen and bathrooms to the fully finished basement, this home showcases quality craftsmanship and modern finishes throughout. The main floor is highlighted by engineered hardwood flooring, complemented by ceramic tile in the kitchen, foyer, and bathroom for both style and durability. The contemporary kitchen is sure to impress with its sleek cabinetry, glass tile backsplash, quality appliances, and an abundance of cabinet and counter space—perfect for everyday living and those who love to cook. Upstairs, soft neutral paint colours create a bright, welcoming atmosphere, while every bathroom has been completely renovated with stylish new vanities and updated finishes. The spacious bedrooms offer comfort for the whole family, and the fully developed basement features a generous recreation room along with a dedicated study or office area, making it ideal for students, young professionals, or anyone working from home. This move-in-ready home combines warmth, character, and exceptional updates in one of Thickwood's most established family-friendly communities. The exterior of this home is every bit as impressive as the interior, offering an extensive list of premium upgrades that provide outstanding curb appeal and long-term peace of mind. Major improvements include newer shingles, soffits, eavestroughs, downspouts, custom flashing, and maintenance-free cladding around the windows, doors, and exterior trim. The entire yard was professionally excavated and regraded before being transformed with lush new sod, elegant stone walkways, custom stone flower beds finished with decorative mulch, and

artificial turf accents, creating a beautiful, low-maintenance outdoor living space. The professionally installed in-ground automatic sprinkler system keeps the landscaping looking its best, while custom aluminum gates fully enclose the yard for added privacy and security. Car enthusiasts, hobbyists, or those needing extra storage will appreciate the impressive triple detached garage, complemented by an additional parking pad alongside the garage that's perfect for an RV, trailer, or recreational vehicles. Furthermore, it's the upgrades you can't see that truly set this home apart. The basement was taken back to the studs, with all original materials removed and replaced. New plumbing, electrical, communication wiring, framing, and insulation were professionally installed, including upgraded insulation in the exterior walls as well as the interior walls and ceiling to provide enhanced soundproofing and energy efficiency. For future flexibility, cable has already been run inside the walls should you wish to create a fourth bedroom in the basement. A brand-new basement staircase was built and installed to meet current building code requirements, providing both safety and peace