



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103 Falcon Green
Fort McMurray, Alberta

MLS # A2334774



\$829,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Level, No Neighbour		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Mixed, Stone, Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: Gas range, hood fan, built-in oven, built-in microwave, dishwasher, washer, dryer. Garage door opener & remote, built-in shelves in garage, Tool cabinets in garage.AC unit. Window coverings, hot tub, shed, projector, screen, speakers, sonos system & speakers. Basement: Fridge, stove, dishwasher, microwave, range hood fan, wardrobes.

Welcome to 103 Falcon Green, a 1975 sq ft 2 storey luxury home, tucked into lower Eagle Ridge on a large, south facing lot overlooking the gorgeous greenbelt on the Birchwood Trails. Built by Alves in 2013 for the current owner -it truly shows in the details. A full wall of windows frames the greenbelt view for your open concept living, dining room and kitchen – with the breathtaking view from your kitchen sink. Details designed for a food enthusiast – this chef's dream kitchen is equipped with a commercial grade Blue Star, gas cooktop with grill and griddle, and hood fan, while the dining area fits a table for at least ten. The double wall oven, convection microwave, and walk-through pantry offer functionality, while the sophisticated dark wood cabinets and statement making granite counters with a classic subway tile backsplash create a timeless, high-end space. In the evening, the gas fireplace on the stone feature wall (already wired and braced for a future TV) completes the ambiance. A main floor laundry room sits conveniently off the garage, and a 2 piece bathroom near the entryway completes the main floor. Upstairs is designed for movie lovers. Blackout blinds cover every window on this level, stairwell included, so the bonus room acts as a theatre room that stays dark at any hour. Two bedrooms share the floor, but the bonus room could easily convert to a third. The primary suite has its own balcony facing the greenbelt. A beautiful spot for coffee at sunrise or catching the northern lights after dark. The walk-in closet is expansive, with the speaker controls tucked inside and out of the way. Soak in the jetted tub or take the walk-in tiled shower if you're in a hurry. Double sinks mean no more sharing counter space. Downstairs is beautifully developed as a full one-bedroom in-law suite with high ceilings, a full kitchen, a bathroom with laundry, a

separate entrance through the garage, and in-floor heat throughout. Move the in-laws in or give your teenager some distance. Sonos runs through the whole house, separate zones for the garage and outside, so the party doesn't stop at the back door. The backyard is set up for entertaining with a composite two-tier deck, retractable privacy screens, an Arctic Spa hot tub, all on a fully fenced 5589 square foot lot. Out front, the driveway runs 48 feet and double wide, room enough to park a large RV and all the toys. The 21'x27' double attached garage has in-floor heat. Walk to two of Fort McMurray's newest elementary schools or head the other direction for the city's most popular nightlife strip: Landmark Cinema, Q Social, EVP, Banquet, plus coffee shops and restaurants all within reach. We don't want you to miss out on this incredible property, book a viewing today.