



GRASSROOTS
REALTY GROUP

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141 Beaverglen Close
Fort McMurray, Alberta

MLS # A2343684



\$735,000

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,264 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Veneer, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	SHED, GARAGE HEATER, HOUSE KEY X2, MAIL KEY X1.		

Welcome to 141 Beaverglen Close, a beautifully designed two-storey home offering 3,275.66 sq. ft. of total living space on a 6,600 sq. ft. lot. With four bedrooms, three and a half bathrooms, multiple living areas, a fully developed basement and an attached heated double garage, this spacious home delivers exceptional comfort and versatility for modern family living. Light blue siding, stone accents, architectural peaks and a covered front deck create charming storybook curb appeal. Raised garden beds frame the entrance, while the driveway provides parking for two vehicles. Built by Norbasca and completed in August 2017, the home also has approximately one year remaining on its new home warranty. Inside, a tiled foyer opens to a thoughtfully designed main level with impressive ceiling height and a central staircase. Warm-toned luxury vinyl plank flooring extends through the formal living and dining space, providing an inviting setting for entertaining. The kitchen is generously appointed with cream-coloured cabinetry, quartz countertops, a pantry and an expansive island in a contrasting dark wood finish. Stainless steel appliances include a five-burner gas range and refrigerator replaced approximately two years ago, while a pot filler and wine fridge add convenience. The kitchen overlooks the comfortable rear family room, where a gas fireplace creates a warm focal point. A two-piece bathroom and main-floor laundry room with direct garage access complete this level. Upstairs, three spacious bedrooms and two full bathrooms provide an ideal family layout. The impressive primary retreat offers enough room for a private office or sitting area, along with top-down bottom-up blinds and a large walk-in closet. Its ensuite features tile flooring, two sinks with quartz countertops, a glass shower, deep soaker tub and private water closet. The second four-piece bathroom also offers

two sinks, while one secondary bedroom sits in the middle of the second floor and the other at the end of the hall features its own walk-in closet. The fully developed basement adds valuable living space with luxury vinyl plank flooring, a generous family and recreation room and a wet bar with upper and lower cabinetry. A fourth bedroom with carpet and a walk-in closet provides a comfortable space for guests or older children, while a three-piece bathroom completes this versatile level. Outside, the fully fenced backyard is designed for summer enjoyment with a large wood deck, built-in pergola and natural gas line for barbecuing. A stone patio, built-in shed, raspberry bushes and raised garden beds create distinct spaces to relax, entertain and garden. Wiring is already in place for a future hot tub, while an additional pad is currently used as a fire pit area but previously for a pool. The finished double garage features radiant heat, an exhaust fan and included overhead storage. Central air conditioning, on-demand hot water, a water softener, permanent exterior lighting complete this home.