

## 112 Woodpecker Green Fort McMurray, Alberta

MLS # A2214253



# \$900,000

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,750 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garag		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Wine Fridge, Garage heater, Basement: two tables, two couches, tv, tv stand. Fridge x2, stove, dishwasher, microwave x2 washer & dryer x2.		

Welcome to 112 Woodpecker Green, a one-of-a-kind luxury home nestled in a quiet cul-de-sac in Eagle Ridge. Sitting on an extraordinary 15,800 sq/ft pie-shaped lot—one of the largest in the neighbourhood—this custom-built property, still with its original owner, is in immaculate, like-new condition, offering exceptional quality, elegant design, and versatile living spaces both inside and out. The home's stone veneer exterior and wide concrete pathway offer charming curb appeal, while inside, a grand tiled entryway with a built-in closet system sets a sophisticated tone. Impeccable hardwood floors extend throughout the main living spaces, and soaring vaulted ceilings paired with stacked windows flood the home with natural light. A formal sitting room and dining room at the front of the home create the perfect space for entertaining or a home business, enhanced by glass railings, quartz counters, up-down blinds, and custom flat-panel cabinetry with a built-in wine fridge. The heart of the home is the stunning kitchen, where seamless quartz counters sit atop an oversized island. Cream matte cabinetry, a built-in 5-burner gas cooktop, slide-out drawers, a built-in oven and microwave, and under-cabinet lighting create a chef's dream kitchen, while a walk-in pantry offers additional storage. The adjacent living room features a gas fireplace framed by custom built-ins. Also on the main floor, two large bedrooms each come complete with walk-in closets with built-ins and private three-piece bathrooms featuring shower body spray kits. Upstairs, a small landing provides space for a treadmill or sitting area, leading to a home office tucked beside the luxurious primary retreat. The primary bedroom boasts a private covered sun deck, a spa-like ensuite with a steam shower, jetted tub, dual sinks, and a walk-in closet with custom built-ins. The fully developed

basement expands the home's versatility, beginning with a two-bedroom legal suite with its own full kitchen, pantry, laundry, and luxury vinyl plank flooring. A second bachelor-style suite provides flexibility for guests, a nanny, or use as a large recreational area. The home is equipped with two furnaces, three laundry areas, central A/C for the upper floors, and a roughed-in second A/C unit. Outside, the massive sun-filled yard is fully fenced, professionally landscaped with in-ground sprinklers, and large enough to accommodate a second garage or workshop. The rear-attached heated garage measures 25x28 and features two wall-mounted door openers, while the oversized driveway accommodates up to eight vehicles or recreational storage. Homes of this calibre are rarely offered for sale. Impeccably maintained, thoughtfully designed, and loaded with premium upgrades, this is a lifestyle opportunity you won't want to miss. Schedule your private tour today.