

**328 Sandpiper Road
Fort McMurray, Alberta**

MLS # A2274501



\$730,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,592 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscape		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Heater, 1 Garage Remote		

Open House Saturday, Jan 17 11-1 | Welcome to 328 Sandpiper Road, a beautifully cared for bungalow that radiates warmth and timeless elegance. Set against the peaceful backdrop of the Birchwood Trails in Eagle Ridge with access to many amenities just a stones throw from your door, this lovingly maintained bungalow feels warm and welcoming the moment you arrive. The home greets you with incredible curb appeal. The exposed aggregate extended driveway accommodates three vehicles with ease, and the covered front porch and composite decking add to the inviting charm of the exterior. The attached double car garage is fully finished with epoxy floors, built in shelving and a radiant heater that keeps the space comfortable through every season. Inside, the main level was designed for both convenience and everyday living. At the front of the home, a dedicated office with double glass doors overlooks the front yard and sits beside the large tiled entry, offering the perfect place to work or unwind. The living room is bright and open, centred around the gas fireplace and flanked by custom built in shelves. Stacked windows bring in an abundance of natural light, and crown mouldings add timeless elegance to the space. The kitchen is a true showpiece. Cream coloured cabinetry extends to the ceiling and is complemented by under cabinet lighting and a rich wood island with a built in beverage fridge. Quartz countertops, stainless steel appliances, a gas range, tile floors and a corner pantry complete the space, making it both beautiful and functional. Every light has been upgraded to LEDs, bringing a soft, energy efficient glow throughout the home. Engineered hardwood and tranquil tree lined views from the main living areas add to the warmth and sense of calm. Beyond the garage entry, where the laundry space is conveniently located, you will find the first

bedroom and a four piece bathroom. The primary suite offers exceptional comfort, with a peaceful layout that allows for privacy and natural light while you wake up each morning to the beautiful view of the trees behind the home. The ensuite is complete with a soaker tub and a large glass shower. The lower level continues to impress with its warm and inviting atmosphere. New adjustable and dimmable lighting creates the perfect ambience for movie nights or entertaining. A second gas fireplace adds another layer of comfort, supported by in floor heat, central vacuum with a retractable hose and central air conditioning. Two generously sized bedrooms and a four piece bathroom are found downstairs, along with plenty of storage space. The backyard is fully fenced and backs directly onto scenic green space, providing both privacy and a peaceful natural backdrop. Composite decking offers low maintenance living, and a gas line for your barbecue makes outdoor gatherings effortless. Warm, timeless and move in ready, it offers a lifestyle that feels both elevated and deeply comforting. Schedule your private tour of this incredible home today.