

**136 Dixon Road
Fort McMurray, Alberta**

MLS # A2280348



\$949,888

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,462 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, S		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Greenbelt, L		

Heating:	High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, gas range, built in oven and microwave, bar fridge, washer, dryer, washer, dryer, central a/c, built in speakers in basement and throughout home, central vac and attachments, dishwasher, blinds, fridge in the garage.

Executive Elegance combines with Luxury backing the Greenbelt at 136 Dixon Road North Parsons. Experience the pinnacle of luxury in this custom-built executive masterpiece by Alves Build, perfectly situated on a quiet cul-de-sac in North Parsons. Offering 3,700 sq. ft. of sophisticated living space filled with stunning craftsmanship. This 4-bedroom, 4-bathroom residence seamlessly blends timeless elegance with modern functionality. Enter through the 8ft front door and find yourself in a welcoming foyer where you will be pleased greet family and friends. This foyer leads you to your front executive office or the main level, which is an entertainer's dream where you will impress guests with the 9 ft ceilings, stunning light fixtures, quality finishes, and the bank of windows across the rear of the home flood the space with natural light and offer breathtaking, unobstructed views of the Greenbelt and Birchwood Trails. The great room features a stone-faced gas fireplace. The chef-inspired kitchen is a true centerpiece, complete with granite countertops, built-in appliances, gas range, loads of cabinets, built-in range hood, large eat-up island, and a walk-through pantry that leads to your large mudroom, laundry room with built-in cabinets, sink, and direct access to the garage. This level even offers its own wine tasting room with a 2-person tasting or dining table. What a fabulous space featuring built-in wine racks, double glass doors, where you can entertain or have your date nights for a romantic candlelit dinner. Retreat to the upper level where you'll find a highly sought-after bonus room and three generous bedrooms. The primary suite is a true sanctuary, featuring a massive walk-in closet with custom shelving and a spa-like 5-piece ensuite with a jetted soaker tub and double walk-in shower. This upper level is the ideal space with its layout and functional living space.

The fully finished walk-out basement is built for leisure, featuring cozy in-floor heating, a games room with a wet bar and beverage fridge, and a professional theatre space with built-in speakers. Outside, enjoy summer evenings in the screened-in lower-level room with a walk-out concrete patio area plus a fully fenced yard with direct trail access and quick access to the children's park. This special home is complete with central A/C and 9-ft ceilings from top to bottom. This home is in pristine condition, so much so that it feels never lived in. This home's layout offers Feng shui (meaning "wind-water")- an ancient Chinese practice of arranging spaces to create harmony and balance by optimizing the flow of positive energy, or qi, to improve well-being, prosperity, and success. The perfect location of this home in North Parsons, your family is in walking distance to 2 elementary schools, walking trails and quick access to site bus routes. Quick driving access to the new Walmart and 3rd overpass to site. Schedule your private tour of this exceptional home today!