

**115 Crane Place
Fort McMurray, Alberta**

MLS # A2280385

\$800,000



Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,777 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Entertainment Stand in Basement, Garage Heater.		

Welcome to 115 Crane Place, a stunning modified bi-level that has been fully rebuilt and renovated down to the studs, offering a rare opportunity to own a truly turnkey luxury home in brand new condition. Situated on a large pie lot backing onto green space, a park, and schools, with Eagle Ridge Commons just steps from your door, this location offers both privacy and convenience. The entire home was professionally reconstructed by local builder Kydan Homes, resulting in a property that feels entirely new inside and out. Curb appeal is immediate with an exposed aggregate driveway that accommodates three vehicles, a triple attached heated garage, modern black overhead doors, and a covered front entry. The exterior has been completely redone with new siding, fascia, soffits, windows, and doors, creating a clean, contemporary look that perfectly suits the quiet cul-de-sac setting. Inside, wide plank hardwood floors flow through an open concept main living space designed for both everyday living and entertaining. The kitchen is a true showpiece, featuring quartz countertops, a large island, two-toned cabinetry with white uppers extending to the ceiling and a grey island, a stainless steel apron sink, slide-out cabinetry, pantry storage, and a high-end appliance package including a six-burner gas range, built-in microwave, and wall oven. LED lighting throughout the home enhances the bright, modern feel. The living room is centred around a gas fireplace with a striking white stone veneer that extends to the soaring ceiling above. The main level offers two well separated bedrooms with a four piece bathroom between them, providing both privacy and functionality. The primary retreat is located above the garage on its own level, creating a true sense of separation. This spacious suite features a massive walk-in closet and a luxurious ensuite complete with dual sinks, a dedicated

vanity area, and a large glass shower. The walkout basement with a separate entrance is bright and inviting, offering two additional bedrooms, one finished with gym flooring that is included. A four piece bathroom, wet bar with upper and lower cabinetry, a built-in wine fridge, and wiring for surround sound make this level ideal for entertaining, guests, or extended family living. Outdoor living is equally impressive with a Duradeck upper deck, glass railing, and a gas line ready for your barbecue. The yard is fully fenced and landscaped with space for a trampoline or pool, and views of the playground beyond. Central air conditioning and a new furnace have been installed, and the home is equipped with hot water on demand. With a full walkout basement, modern finishes throughout, and every major system and surface newly completed, 115 Crane Place offers peace of mind and luxury living in a home that is truly move-in ready. Schedule your private showing to experience the quality and care put into this exceptional rebuild.