

114 Cottonwood Creek Way  
Fort McMurray, Alberta

MLS # A2250444

**\$514,900**

|           |                                                    |        |                   |
|-----------|----------------------------------------------------|--------|-------------------|
| Division: | Timberlea                                          |        |                   |
| Type:     | Residential/House                                  |        |                   |
| Style:    | 2 Storey                                           |        |                   |
| Size:     | 2,114 sq.ft.                                       | Age:   | 2005 (20 yrs old) |
| Beds:     | 3                                                  | Baths: | 2 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached          |        |                   |
| Lot Size: | 0.11 Acre                                          |        |                   |
| Lot Feat: | Back Yard, Gazebo, Landscaped, Standard Shaped Lot |        |                   |

|             |                                                                                                                         |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                              | Water:     | -   |
| Floors:     | Carpet, Laminate, Tile                                                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                         | Condo Fee: | -   |
| Basement:   | Full, Partially Finished                                                                                                | LLD:       | -   |
| Exterior:   | Vinyl Siding                                                                                                            | Zoning:    | R1S |
| Foundation: | Poured Concrete                                                                                                         | Utilities: | -   |
| Features:   | Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Walk-In Closet(s) |            |     |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Gazebo, Hot Tub, and Shed.

114 Cottonwood Creek Way &ndash; an elegant Timberlea retreat! Welcome to a home where timeless elegance meets family comfort. This stunning 3-bedroom, 2.5-bath, 2-storey residence is designed with both style and function in mind, offering a warm yet sophisticated atmosphere from the moment you step inside. The soaring ceiling in the front entry sets the tone, while the open-concept main floor creates a seamless flow between the kitchen, dining, and family room&mdash;anchored by a cozy gas fireplace that adds warmth and charm. A versatile den/bedroom and main floor laundry further enhance convenience, while the double attached garage and concrete driveway provide both practicality and curb appeal. The heart of the home, the kitchen, shines with its bright, open design, a central island, track lighting, and corner pantry. The dining area, framed by bay windows, overlooks the landscaped backyard where you&rsquo;ll find a large deck, hot tub, gazebo, and shed&mdash;an outdoor haven perfect for both quiet evenings and lively gatherings. Upstairs, the executive-style primary suite is a true retreat, featuring its own gas fireplace, space for a private sitting area, a generous walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks and a jetted tub. Two additional bedrooms, both generously sized, share a beautifully updated 4-piece bathroom. The basement offers a remarkable opportunity to customize your living space. Whether you envision a home theatre, fitness studio, game room, or additional bedrooms, the layout provides flexibility to design a space that perfectly suits your lifestyle&mdash;while also offering plenty of room for storage. Perfectly located close to schools and amenities, 114 Cottonwood Creek Way is more than a home&mdash;it&rsquo;s a statement of comfort and elegance, ready to welcome its next family. Check out the

photos, floor plans and 3D tour, and call today to book your personal viewing.