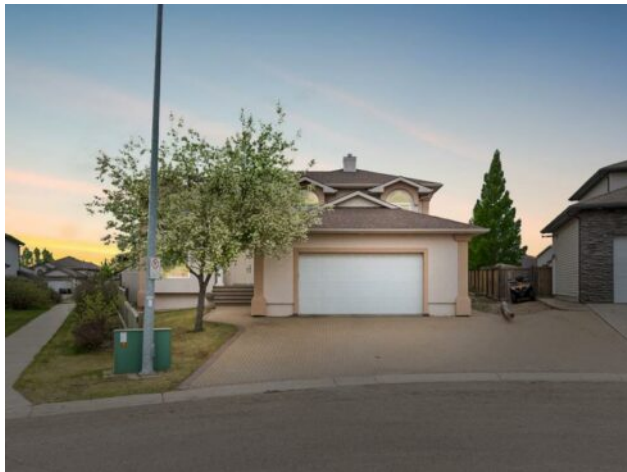


127 Pew Lane
Fort McMurray, Alberta

MLS # A2223275



\$860,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,785 sq.ft.	Age:	2006 (19 yrs old)
Beds:	7	Baths:	4
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	FRIDGE X2, STOVE X2, MICROWAVE X2, DISHWASHER X2, SECURITY EQUIPMENT.		

Welcome to 127 Pew Lane — This extraordinary 2,785 sq/ft custom-built residence stands as a testament to craftsmanship, quality, and thoughtful design. Meticulously constructed with a reinforced concrete foundation that extends through the main floor—complete with in-floor heating throughout the main and lower levels including the garage and sunroom—this one-of-a-kind home offers enduring comfort and efficiency. With seven bedrooms, four full bathrooms, and a flexible layout designed to accommodate multi-generational living or large families, this home provides both space and elegance in equal measure. Set on a generous pie-shaped lot at the end of a quiet cul-de-sac, the home is ideally located near trails, restaurants, shopping, and schools. The exterior makes a strong first impression with stucco siding, interlocking brick driveway, triple-pane windows, and meticulous landscaping. RV parking is available along the side of the property, while the oversized 24x26 heated garage features floor drains, hot and cold taps, and 220v service. Inside, a soaring 18-foot foyer welcomes you with rich vertical mahogany hardwood flooring and a stunning central staircase. The formal living and dining rooms are generously sized, ideal for elegant entertaining. In the heart of the home, the kitchen impresses with maple cabinetry, granite countertops, stainless steel appliances, a centre island, and walk-in pantry—offering both beauty and functionality. Adjacent is a warm and inviting breakfast nook that flows into a cozy family room, complete with a gas fireplace and custom built-ins. Step into the fully heated four-season sunroom, a rare luxury that brings year-round enjoyment and overlooks the landscaped yard. The main level also features a full bathroom, a large guest bedroom, and a dedicated laundry area—ideal for

guests or single-level living needs. Upstairs, hardwood continues throughout, with four spacious bedrooms including a luxurious primary suite boasting a deep soaker tub, walk-in shower, dual vanities, and private water closet. All secondary bedrooms include built-in window benches and closet organizers for additional comfort and convenience. The fully finished basement offers exceptional versatility with tile flooring, a second full kitchen, a generous living/recreation area, two more bedrooms, and another full bathroom. Whether used for extended family, guests, or even future rental potential, the lower level is as functional as it is inviting. Further highlights include: in-floor heating zones with individual thermostats for every room, a backup battery for the sump pump, flameless hot water tank, extra laundry hookups in the basement, water softener, in-ground sprinklers, and pre-wiring for surround sound. Truly a rare offering, this home was built to last with features seldom found in today's market. The quality of construction and level of detail will be immediately evident to the discerning buyer. Schedule your private showing today.