



# 105 Arncliff Court Fort McMurray Alberta

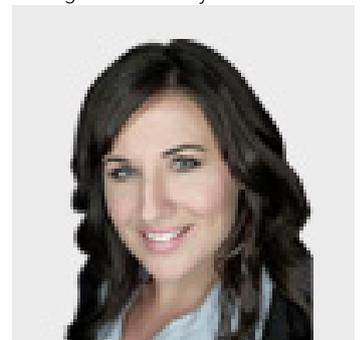
\$450,000

CHECK OUT THIS INCREDIBLE ABASAND HOME! Originally built by Kydan Homes and designed by Melissa Hartigan Design, this home is a carefully curated stunner that is sure to WOW you with all its beauty. The main level is well-planned with open concept living, including a modern white kitchen with black hardware, timeless white subway tile, and marble-coloured countertop; the adjacent living room is inviting and features warm wood-coloured accents with a beautiful floor-to-ceiling herringbone tiled fireplace with wood mantle. The dining room is spacious and features a board & batten feature wall and provides access out to the deck and west-facing backyard. The main level is complete with a 2 piece bathroom and sizable mudroom which is the perfect place for family to enter so your main foyer stays welcoming for guests. Upstairs, you will find 3 generously sized bedrooms including the primary bedroom which easily accommodates a kind-sized bed; enjoy the luxury of a walk-in-closet and sprawling ensuite with oversized glass shower and vanity with double sinks. Laundry won't feel like such a chore when it's located in a full-size laundry room conveniently on the second level. The second level is complete with another full bathroom. The basement is undeveloped and awaits your ideas; the bathroom plumbing is located adjacent to the utility room leaving a large open space for a fourth bedroom and rec area or a large family room with a beautiful exposed beam accent. CENTRAL AC and the HEATED ATTACHED GARAGE are other features worth noting in this incredible family home. Located in a cute cul-de-sac, steps to fantastic elementary schools, playgrounds, parks, tennis courts, walking and quadding trails, (first come, first serve) complimentary recreational vehicle parking, public transit, and so many more amenities, this home is an all-around win! (id:6769)

4pc Bathroom 7.33 Ft x 5.00 Ft  
4pc Bathroom 8.75 Ft x 12.83 Ft  
Bedroom 9.58 Ft x 12.00 Ft  
Bedroom 8.75 Ft x 12.08 Ft  
Laundry room 7.00 Ft x 5.75 Ft

Primary Bedroom 9.58 Ft x 14.83 Ft  
2pc Bathroom 5.75 Ft x 4.92 Ft  
Dining room 11.00 Ft x 10.83 Ft  
Kitchen 11.00 Ft x 15.83 Ft  
Living room 7.42 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net