



## 112 Dakin Drive Fort McMurray Alberta

\$788,888

Welcome to 112 Dakin Dr.! This executive & custom home offers an impressive 3840 ft.<sup>2</sup> of living space, with NO CARPET throughout. Situated on a prime lot backing onto a beautiful GREEN SPACE, this home provides access to WALKING TRAILS, a children's PARK, and the North Parsons SKATE PARK, offering both privacy and recreational opportunities. As you enter through the double front doors, you'll be greeted by a custom-designed main level featuring a spacious office with French doors. The open-concept living area boasts a dream kitchen with a walk-through pantry, loads of custom cabinets, a large island with a breakfast bar, granite countertops, and high-end built-in appliances, including a gas range. The kitchen and dining room are elegantly separated by beautiful arches, creating a seamless flow for entertaining. The great room features a stone-faced gas fireplace, adding warmth and charm. This entire living area is surrounded by windows giving you green space views. The main-level is complete with a 2 pc powder room, large mud room that gives access to attached garage as well as right through walk-in pantry to your kitchen. Upstairs, you'll find engineered hardwood flooring throughout the entire level. The upper level offers not one, but two bonus rooms. The upper landing loft is perfect for an exercise room or additional family space. A spacious family room is currently being used as a media and games room, providing plenty of options for relaxation and entertainment. All bedrooms on the upper level are generously sized, ensuring comfort for your family. The master suite is a tranquil retreat, offering great views and a luxurious 5 pc ensuite bathroom w/double sinks, jetted tub and stand-up shower. The upper level is also complete with the upper-level laundry room, and a main 4 pc bathroom. In addition to the engineered hardwood on both main and upper level there a...

4pc Bathroom 4.92 Ft x 11.42 Ft

4pc Bathroom 7.75 Ft x 5.58 Ft

Bedroom 13.08 Ft x 11.83 Ft

Bedroom 11.08 Ft x 13.33 Ft

2pc Bathroom 7.17 Ft x 3.00 Ft

4pc Bathroom 10.50 Ft x 5.50 Ft

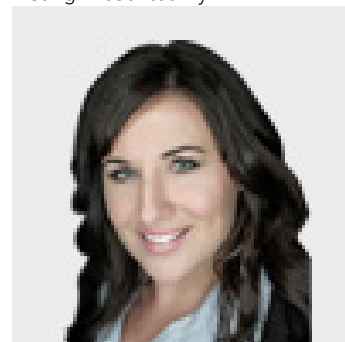
5pc Bathroom 12.25 Ft x 12.42 Ft

Bedroom 10.92 Ft x 12.83 Ft

Bedroom 11.58 Ft x 15.67 Ft

Primary Bedroom 16.17 Ft x 14.67 Ft

Listing Presented By:



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