



## 116 Chestnut Way Fort McMurray Alberta

\$444,900

Welcome to 116 Chestnut Way, where luxury and functionality blend seamlessly in this stunning Capella Homes masterpiece. Boasting a total of 4 bedrooms and 3.5 baths, including a 1-bedroom LEGAL SUITE, this home offers exceptional living space. As you step inside, you're greeted by a spacious entryway, complete with a well-appointed closet to keep you organized. The bright living room beckons with its cozy corner gas fireplace, providing the perfect ambiance for relaxation. The kitchen is a chef's delight, featuring rich cabinetry, a large island, a corner pantry, and more, making meal preparation a joyous affair. A convenient 2-piece bathroom and mudroom, with a separate entrance, round out the main floor. Upstairs, discover 3 generous-sized bedrooms, including the primary bedroom with its own 4-piece ensuite, complete with a bath tub and stand-up shower. A large walk-in closet adds to its appeal. An additional 4-piece bathroom and extra closet space ensure comfort and convenience for the entire family. The basement offers rental potential with its 1-bedroom legal suite, boasting a separate entrance, laundry facilities, and an open concept kitchen and living room. Outside, a massive 2-tier deck awaits, perfect for outdoor entertaining or enjoying peaceful moments outdoors. A double detached heated garage, coupled with RV parking on the paved driveway, provides lots of space for vehicles and storage needs. Nestled in an ideal Timberlea neighbourhood, you're just steps away from schools, parks, greenbelt areas, grocery stores, restaurants, and all other amenities. Don't miss the opportunity to make this exceptional property your new home. Check out the photos and floor plans, and call today to schedule your personal viewing before it's gone! (id:6769)

Primary Bedroom 12.75 Ft x 12.17 Ft

4pc Bathroom 6.00 Ft x 10.08 Ft

4pc Bathroom 7.33 Ft x 7.92 Ft

Bedroom 9.50 Ft x 12.25 Ft

Bedroom 9.25 Ft x 10.58 Ft

Living room 13.67 Ft x 17.83 Ft

Kitchen 5.92 Ft x 7.58 Ft

2pc Bathroom 5.92 Ft x 7.58 Ft

Recreational, Games room 11.83 Ft x 13.83 Ft

Kitchen 9.67 Ft x 7.08 Ft

Bedroom 11.75 Ft x 9.08 Ft

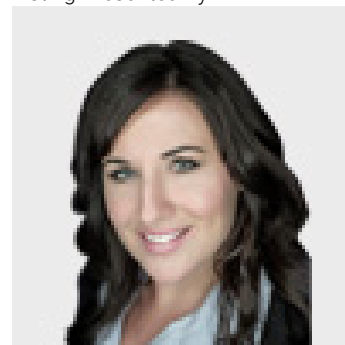
4pc Bathroom 7.92 Ft x 5.08 Ft

Furnace 5.92 Ft x 11.75 Ft

Laundry room 5.67 Ft x 7.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
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