



122 Comfort Cove Fort McMurray Alberta

\$779,900

Welcome to 122 Comfort Cove: Located in one of Fort McMurray's hottest and most stunning neighbourhoods, backing onto scenic green space and located steps to parks trails and schools, this impressive luxury style home boasts pride of ownership with original owners and features high end finishes, a spacious floor plan with a main floor office and upstairs bonus room plus a 2 bedroom legal suite to bring the cost of home ownership down a substantial amount; enjoy living in one of the most sought after neighbourhoods and feel good about coming home to this spectacular property. Toys can be parked on the long driveway out front and modern exterior finishes and meticulous landscaping both lend themselves to the homes perfect curb appeal. Once inside you'll continue to be impressed by the space and the quality of the well built home. A large tiled entry welcomes you in then you'll pass double doors that lead you into the main floor office where working from home can easily be accommodated. The open main living space is comfortable and spacious with a long list of high end features including beautiful quartz countertops, stacked two tone cabinets that go to the ceiling, a large pantry for optimal storage space, built in speakers that are great for movie nights or entertaining and pristine hardwood floors. A modern gas fireplace is the centrepiece of the living room and the dining area can comfortably fit your oversized table. The backyard is your perfect oasis with high end vinyl dura deck for easy maintenance and a gas line for your BBQ or fire table. Soak in the serene views through the glass railing off the back deck or enjoy the groomed and maintained trails found close by if you're looking to explore in your own backyard. The second level of the home offers additional living space with a great size bonus room complete with built in surround sound, hardwood floors and...

4pc Bathroom 5.42 Ft x 10.33 Ft

5pc Bathroom 10.00 Ft x 10.50 Ft

Bedroom 11.00 Ft x 11.42 Ft

Bedroom 11.42 Ft x 14.08 Ft

Bonus Room 18.67 Ft x 15.58 Ft

Primary Bedroom 13.92 Ft x 15.58 Ft

Bedroom 8.83 Ft x 13.33 Ft

Kitchen 18.75 Ft x 9.08 Ft

Living room 13.25 Ft x 11.33 Ft

Furnace 8.08 Ft x 8.25 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Dining room 14.25 Ft x 8.75 Ft

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

Listing Presented By:



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<http://www.fmhomes.ca/>

RE/MAX

RE/MAX Fort McMurray

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Other 4.42 Ft x 11.33 Ft

3pc Bathroom 8.83 Ft x 7.25 Ft

4pc Bathroom 5.00 Ft x 8.50 Ft

Bedroom 12.42 Ft x 12.08 Ft

Kitchen 14.25 Ft x 14.00 Ft

Living room 14.67 Ft x 14.00 Ft

Other 7.00 Ft x 8.75 Ft