



122 Comfort Cove Fort McMurray Alberta

\$759,900

Welcome to 122 Comfort Cove: Nestled in one of Fort McMurray's most desirable and vibrant neighbourhoods, this stunning luxury-style home boasts undeniable pride of ownership with original owners and upscale finishes. Backing onto picturesque green space and mere steps from parks, trails, and schools, this property is an ideal retreat for families seeking comfort, convenience, and cost-effective living with the added bonus of a 2-bedroom legal suite. Upon arrival, the impressive curb appeal is evident with modern exterior finishes and meticulous landscaping. The spacious driveway accommodates ample parking for your vehicles and recreational toys. Step inside to be greeted by a grand tiled entryway, leading you to the main floor office through elegant double doors--an ideal space for remote work or study. The open-concept main living area exudes comfort and sophistication, featuring high-end finishes such as stunning quartz countertops, floor-to-ceiling stacked cabinets, and pristine hardwood floors. Enjoy the ambiance of the modern gas fireplace in the living room while entertaining or relaxing. The adjacent dining area offers ample space for gatherings, and the well-appointed kitchen includes a large pantry for optimal storage. Step outside to your private oasis--a beautifully landscaped backyard with a high-end vinyl Dura deck and a convenient gas line for your BBQ or fire table. Take in the serene views from the glass railing on the deck or explore the nearby groomed trails. Upstairs, discover additional living space in the generous bonus room, complete with built-in surround sound and hardwood floors. Three bedrooms, two bathrooms, and laundry facilities are also conveniently located on this level, including the spacious primary retreat with a luxurious ensuite bathroom boasting a walk-in shower with three shower heads. The lower level of the home is fully equipped ...

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

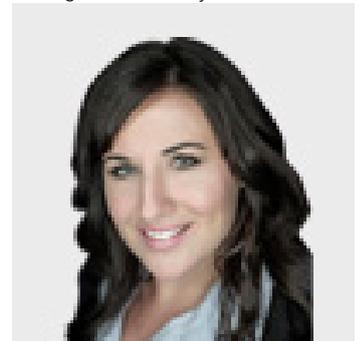
Furnace 8.08 Ft x 8.25 Ft

2pc Bathroom 5.58 Ft x 5.00 Ft

Dining room 14.25 Ft x 8.75 Ft

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Listing Presented By:



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The Agency North Central Alberta

<http://www.theagencyfortmcmurray.com/>

RE/MAX®

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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