



# 137 Arncliff Court Fort McMurray Alberta

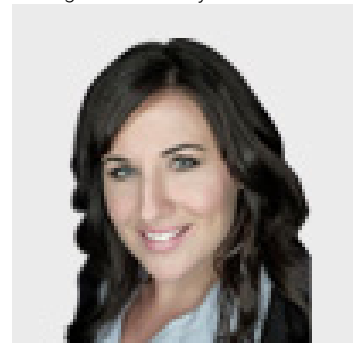
\$579,900

BRAND NEW HOME! DOUBLE ATTACHED GARAGE! SEPARATE ENTRANCE! CUL DE SAC! Welcome to 137 Arncliff court. On the main floor of this home you will be greeted by a grand tile entry way that comes with a large coat closet. Down the hall the kitchen area boasts an open concept feel as the beautiful two toned cabinets are a must see with ample storage space along with plenty of Quartz counter top space. The kitchen has a large island, and a corner pantry that looks onto the spacious living room that is accented nicely by gas fireplace, which has a tiled feature wall. The dining nook on the main floor gives you access to a large deck and a partially fenced yard. The main floor also offer a 2PCE bathroom. The second floor of this home offers a small bonus room area which is perfect for that home office, a 4 PCE bathroom, second floor laundry, and 3 large bedrooms which includes the Master bedroom. The master bedroom has walk in closet and en suite bathroom which includes a jetted tub, and a vanity with quartz counter tops. The basement has a SEPARATE ENTRANCE and awaits your development ideas. Other features include a partially fenced yard, and rough in for A/C, a New Home warranty. Call now for your personal showing. (id:6769)

- 4pc Bathroom 6.42 Ft x 9.25 Ft
- 4pc Bathroom 5.33 Ft x 9.17 Ft
- Bedroom 10.17 Ft x 13.75 Ft
- Bedroom 10.25 Ft x 13.75 Ft
- Bonus Room 11.17 Ft x 9.50 Ft

- Primary Bedroom 15.83 Ft x 15.75 Ft
- 2pc Bathroom 4.50 Ft x 6.58 Ft
- Dining room 11.00 Ft x 9.58 Ft
- Kitchen 11.92 Ft x 14.25 Ft
- Living room 9.75 Ft x 16.67 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

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