



140 Bourque Bay Fort McMurray Alberta

\$614,900

Ever heard that LIFE IS BETTER IN THE B's? Welcome home to 140 Bourque Bay, on the corner lot where you'll find the ultimate combination of elegance and practicality, and the home you've been waiting for that has finally come along! . As you open the front door, you are greeted with custom tiles and wide planked oak hardwood floors. The living room is open and bright, with a corner gas fireplace for those chilly winter nights. The large and workable kitchen has a corner pantry, updated black stainless appliances, updated hardware, and a pass through to the formal dining room, allowing for the walls of windows from the dining areas to let the light shine through. Also complementing this functional hub of the home is a dining nook with new French Doors, leading out to the two-tiered back deck. Hook up your BBQ to the natural gas line and enjoy your evenings watching the kids play in the fully VINYL-fenced yard. Not forgetting the four legged members of the family, this home comes with a dog run, enclosed with a chain linked fence! Coming back inside and walking through the hallway, you'll pass the main floor laundry room, which connects to the double garage, that has IN FLOOR HEATING!! The primary suite is privately situated at the rear of the home, and it does NOT disappoint! It has a walk through double closet, leading into the custom built ensuite! Not one ounce of luxury was spared in this place, right down to the oversized corner shower, and CLAWFOOT tub! Two more bedrooms and a 4 piece main bath finish off this level. Heading down to the fully finished basement, that's also overstated with IN FLOOR HEATING, a games room greets you, with a pool table and plumbing in place for a wet bar. Two additional bedrooms, a huge 10'x12' storage room, storage under the stairs, a gigantic bathroom, AND a large family/flex/rec/media/second living room, with ne...

Great room 27.92 Ft x 20.08 Ft

Recreational, Games room 22.75 Ft x 15.08 Ft

Bedroom 11.67 Ft x 10.42 Ft

Bedroom 11.50 Ft x 14.92 Ft

3pc Bathroom 9.50 Ft x 5.92 Ft

Storage 8.75 Ft x 7.00 Ft

Kitchen 12.17 Ft x 13.42 Ft

Dining room 11.00 Ft x 12.92 Ft

Other 9.17 Ft x 6.83 Ft

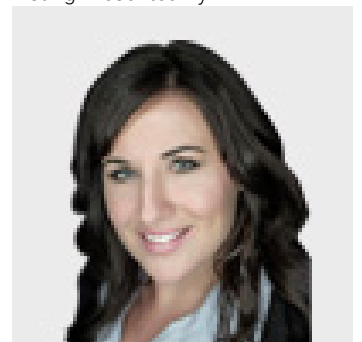
Primary Bedroom 12.67 Ft x 17.00 Ft

4pc Bathroom 6.50 Ft x 11.17 Ft

Bedroom 11.08 Ft x 10.42 Ft

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Listing Presented By:



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SELLER DIRECT NORTHERN
HOMES REALTY

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RE/MAX

RE/MAX Fort McMurray

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Furnace 9.67 Ft x 8.75 Ft

Living room 12.75 Ft x 16.08 Ft

Other 8.67 Ft x 10.17 Ft

Bedroom 11.00 Ft x 10.00 Ft

4pc Bathroom 11.08 Ft x 5.17 Ft

Laundry room 7.33 Ft x 7.08 Ft