



173 Burns Place Fort McMurray Alberta

\$1,299,000

This property is one of a kind; with iconic roots within the YMM community. This Exclusive home offers an exceptional floor plan - you walk into a stunning foyer with a beautiful wood haven plank vaulted ceiling. You have the main floor office to your left of the front entrance with wainscoting on the walls & large windows. Stunning wide plank hardwood flows seamlessly throughout this home. Elegant formal front living room offers coffered ceiling, a natural gas fireplace featuring stone hearth from floor to ceiling, & wooden shutters. A few steps up into your elevated dining space; is a luxurious built-in dry bar complete with a KitchenAid wine fridge, ample storage, under-mount lighting, upper glass display cabinets, + a Kitchen Aid panel Drawer fridge. The heart of this home is the impressive traditional kitchen with a ton of sophistication; White shaker cabinetry, dual colour Quartz counters, + a double pantry, complete with pot-filler & custom hood fan. The kitchen island offers ample counter space, an abundance of storage with the hidden doors along the backside + the counter space spans over 8 feet long. Executive appliance package which includes your 6 burner natural gas Wolf stove, Sub-Zero fridge, + dual Kitchen Aid dishwashers! This kitchen is set up for entertainment - you have sight lines into the family room, Great room & dining room. Step down into the cozy family room, featuring the second of 3 natural gas fireplaces on this main floor + French doors that allow access to the fully professionally revamped backyard & oversized deck! The great room features plenty of natural light from the ceiling height windows, another room featuring the vibrant wood haven plank ceilings. You have a 1/2 bathroom complete with the finishes finished + a separate laundry room to complete this level. The primary bedroom is a true retreat offering over 400+ sq.ft of space...

Recreational, Games room 9.63 M x 10.44 M

Media 6.40 M x 5.03 M

Other 3.02 M x 4.12 M

Bedroom 7.49 M x 3.86 M

4pc Bathroom 2.21 M x 2.97 M

4pc Bathroom 2.19 M x 2.90 M

Kitchen 6.73 M x 4.34 M

Office 3.30 M x 3.20 M

Family room 8.82 M x 3.94 M

Family room 4.78 M x 6.10 M

Laundry room 2.41 M x 2.21 M

Primary Bedroom 6.96 M x 6.55 M

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

Listing Presented By:



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RE/MAX Fort McMurray

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Sauna .00 M x .00 M

Foyer 4.34 M x 3.68 M

Living room 6.12 M x 6.17 M

Dining room 5.39 M x 4.60 M

5pc Bathroom 4.90 M x 3.63 M

Other 4.78 M x 3.10 M

Bedroom 3.68 M x 4.65 M