



# 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 31.59 Ft x 34.25 Ft

Media 21.00 Ft x 16.50 Ft

Other 9.91 Ft x 13.52 Ft

Bedroom 24.57 Ft x 12.66 Ft

4pc Bathroom 7.25 Ft x 9.74 Ft

4pc Bathroom 7.19 Ft x 9.51 Ft

Kitchen 22.08 Ft x 14.24 Ft

Office 10.83 Ft x 10.50 Ft

Family room 29.00 Ft x 13.00 Ft

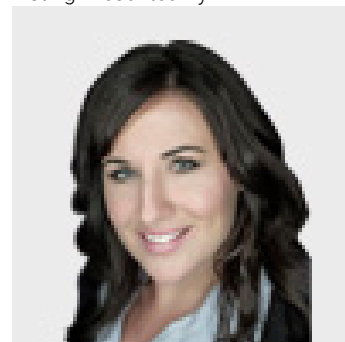
Family room 15.68 Ft x 20.01 Ft

Laundry room 7.91 Ft x 7.25 Ft

Primary Bedroom 22.83 Ft x 21.49 Ft

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

Listing Presented By:



Originally Listed by:  
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**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort McMurray, AB,

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

Sauna .00 Ft x .00 Ft

Foyer 14.24 Ft x 12.07 Ft

Living room 20.08 Ft x 20.24 Ft

Dining room 17.68 Ft x 15.09 Ft

5pc Bathroom 16.08 Ft x 11.91 Ft

Other 15.68 Ft x 10.17 Ft

Bedroom 12.07 Ft x 15.26 Ft