



## 177 Chestnut Way Fort McMurray Alberta

\$639,900

Number one rule in real estate is LOCATION! 177 Chestnut has it ALL! It's in the beautiful subdivision of Timberlea backing a fantastic park that the kids will LOVE! There is something for everyone in this home! Who doesn't want a TRIPLE car garage with DRIVE THRU into the yard to store all of your toys! All that parking is perfect for the growing family! Come inside and there is a walk in front hall closet! If you love to entertain, the great room has it all. OPEN CONCEPT kitchen, dining and living room space! With those huge windows over looking the park! For the chef in the house, there is a TON of counter space, couffered ceiling above the island/breakfast bar and a GAS stove! A TON of cabinet space too! Are you looking for a Bonus.... room? WE've got you covered here as well! Two spots to entertain. Continuing on to the sleeping chambers with the second and third bedrooms being a fantastic size. No arguing in the 5 piece main bathroom, 2 sinks! Proof of who is the cleanest! Mom could have a competition on who keeps it the cleanest! The primary bedroom is an oasis with a walk in closet, room for king sized bed and furniture. The ensuite also has 2 sinks, large separate shower and jetted tub! Outside there is a two tiered composite deck with lots of yard space for a trampoline that the kids have been promised. Do you need a dog run? It's here too! Currently the basement awaits your creative ideas for 1 bedroom, large rec room and bathroom. Lots of room for storage too. There is a dog bath for those wanting to utilize the basement space for your dog. There is a SEPARATE entrance for the basement too. SO many ideas for this basement. YET, no rush to finish it as there are two living rooms in the home with the bonus room. This home is price to sell! Be sure to check out the detailed floor plans where you can see where every sink...

5pc Bathroom Measurements not available

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Bonus Room 17.00 Ft x 14.67 Ft

Bedroom 9.25 Ft x 13.42 Ft

Bedroom 9.33 Ft x 10.00 Ft

Primary Bedroom 13.67 Ft x 17.17 Ft

2pc Bathroom Measurements not available

Dining room 12.00 Ft x 11.58 Ft

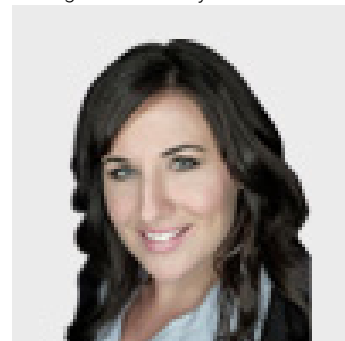
Foyer 6.75 Ft x 8.50 Ft

Kitchen 10.17 Ft x 12.00 Ft

Laundry room 9.25 Ft x 6.75 Ft

Living room 16.83 Ft x 17.50 Ft

Listing Presented By:



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RE/MAX FORT MCMURRAY

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