



196 J.W MANN Drive Fort McMurray Alberta

\$645,000

WOW WOW WOW A GOLFERS DREAM comes with its very own GOLF STIMULATOR. This house was designed with the golf simulator in mind - it was designed with 10 foot ceiling to make this a reality .Then the layout was configured to make sure it would have a beautiful feel to enjoy and a stunning bar to watch from. The home was also designed with two furnaces to ensure it would heat the basement separately to make it feel like you are golfing in Mexico... or at least never feel like the basement was cold. The main floor has 9 foot ceilings and the multiple windows straight across the wall including the 3 panel patio door to get beautiful sun in the winter. In addition to that the beautiful 14x28 trex deck with glass rimless railings again to not impede the view and the pillars to lean on and put your drink on In the summer afternoons the electric awnings provide shade and in the evenings the back deck stays warm in the sun. The fencing is a great feature to capture the beautiful sunset and be able to see the greenspace. The back yard was designed so kids can run and play or enjoy a night around the fire pit. This gorgeous kitchen design was based around the pillars and large island, as well as the built in full-size fridge and freezer combo. Lots of cupboard space, in cabinet garbage and recycling, drawer spice rack and knife block for the conosur. Dining area also has beautiful cabinets and glass paneling with a built in wine rack. The bonus room captures the morning sun and vaulted ceiling as well make it a awesome place for family nights or just a kids play room. This home features include a water softener and RO system. Ensuite bathroom is just beautiful wow, comes with a full wall mirrors and glass shower door and beautiful tiles. Master bedroom was placed at the back of the home to show off its views with black out top down-bottom up blinds. This home was design...

4pc Bathroom 9.83 Ft x 4.92 Ft

4pc Bathroom 8.17 Ft x 8.17 Ft

Bedroom 9.92 Ft x 10.50 Ft

Bedroom 9.92 Ft x 10.42 Ft

Bonus Room 13.83 Ft x 17.42 Ft

Primary Bedroom 12.92 Ft x 14.42 Ft

Bedroom 9.92 Ft x 10.92 Ft

Recreational, Games room 15.42 Ft x 19.17 Ft

Furnace 12.92 Ft x 7.50 Ft

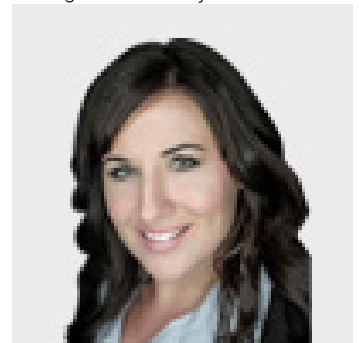
2pc Bathroom 5.08 Ft x 4.92 Ft

Foyer 6.42 Ft x 11.92 Ft

Dining room 11.08 Ft x 8.00 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

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4pc Bathroom 8.42 Ft x 4.83 Ft

Kitchen 13.58 Ft x 16.33 Ft

Other 10.33 Ft x 9.08 Ft

Living room 16.33 Ft x 22.42 Ft