



## 244 Warren Way Fort McMurray Alberta

\$514,900

Rebuilt by Qualico in 2017, 244 Warren Way is a gorgeous, well maintained 2 storey home located in the sought after neighbourhood of Wood Buffalo. Enjoy nearly 1600 Ft<sup>2</sup> of above ground living space, with modern & seamless main floor living. Entering the main floor from the front veranda, you are greeted by an open concept living/kitchen/dining area. The kitchen is a dream featuring cabinet space in the island and to the ceiling, an oversized eat-up island with outlets, stainless steel appliances and gorgeous quartz counter tops. Accented by pendant lighting & beautiful backsplash, enjoy entertaining in your designer kitchen. The dining area is framed by 3 large windows allowing natural light to enter and a nook for hutch or sideboard. The back entrance includes space for boots and coats, and you will also find the 2 pc powder room here. Heading to the upper level the wide staircase leads to a spacious landing. Situated perfectly upstairs are 2 good sized bedrooms, a 4pc main bathroom, laundry, and the primary bedroom. Upon entering the primary bedroom, you will notice the cathedral ceiling, optimizing space. Enjoy a large walk in closet & your private 4 pc ensuite. Heading downstairs to the fully finished basement, enjoy the convenience of a separate entrance. A comfortable and cozy rec-room includes a convenient wet-bar. The basement includes 1 large bedroom with walk in closet + 4 pc bathroom, washer & dryer hook up & mechanical room. The back yard is fully fenced, with custom walkway, large deck featuring privacy fence, gas-line bbq hook up. The heated detached garage measures 22'11" X 17' includes 220V plug-in and 1 parking stall beside. Other features: central air, central vac rough in, hot water on demand, professionally painted. Located in Wood Buffalo near parks, trails, Wood Buffalo Golf Course, dining, spa & shopping. For more informa...

4pc Bathroom 4.92 Ft x 9.08 Ft

Bedroom 12.17 Ft x 11.25 Ft

Other 8.67 Ft x 3.92 Ft

Recreational, Games room 17.58 Ft x 12.67 Ft

Furnace 8.42 Ft x 9.00 Ft

2pc Bathroom 5.25 Ft x 5.00 Ft

Kitchen 14.00 Ft x 14.92 Ft

Living room 13.50 Ft x 14.00 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft

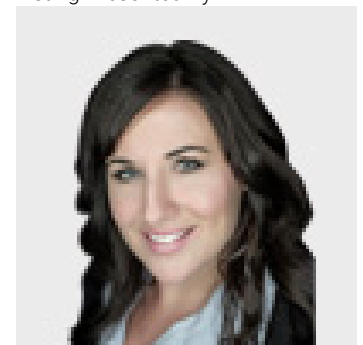
4pc Bathroom 5.00 Ft x 9.83 Ft

Bedroom 9.33 Ft x 11.17 Ft

Bedroom 9.50 Ft x 11.92 Ft

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

Listing Presented By:



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# RE/MAX<sup>®</sup>

**RE/MAX Fort McMurray**

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Dining room 13.42 Ft x 10.08 Ft

Primary Bedroom 13.67 Ft x 12.33 Ft