



# 463 Killdeer Way Fort McMurray Alberta

\$789,999

For additional information, please click on Brochure button below. This executive style 2 storey home is situated across the road to the breathtaking Birchwood Trails. With over 3500 sqft of living space, this home is the ultimate family retreat. The kitchen is a chef's delight with exquisite mocha cabinets, pantry, custom tiled wall, professional stand alone range hood quartz countertops, new Kitchenaid stainless steel appliances, touch brushed stainless steel faucet and an eat-up bar. Beautiful French patio doors off the kitchen/ living room area to 34 x 10 rear solid surf deck. A formal dining room, a cozy living room with gas fire place, a large bonus room over the garage leading out to a large patio with privacy blinds over looking the park and the Birchwood trails. The main floor also features 1 generously sized room for either an office or another bedroom, and a full bath. The upper level has 3 large bedrooms with abundant windows. The master suite has a gorgeous ensuite that boasts dual sinks, an air jet tub, a corner shower, and a walk-through closet. The quality craftsmanship is evident throughout the home, with lots of windows to allow natural light in, crown moldings throughout, custom blinds. The basement also offers an illegal suite with 3 spacious bedrooms, 2 full bathroom and plenty of closet space for storage. The backyard is perfect for hosting summer barbecues or just lounging in the pool, and with low maintenance dura decking. The outside corner lot offers privacy with tall aspens and a stone fire pit in the beautiful landscaped yard. Living next to the Birchwood Trails means you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. The attached heated garage features direct access to the home. This home is perfect for families with children as it is located less than 1 km walking distance from St. Kateri and Wal...

Listing Presented By:



Originally Listed by:  
Easy List Realty

<http://www.easylistrealty.ca/>



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

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

- Primary Bedroom 16.00 Ft x 15.58 Ft
- Bedroom 12.00 Ft x 12.67 Ft
- Bedroom 12.42 Ft x 13.50 Ft
- Laundry room 3.75 Ft x 5.50 Ft
- 5pc Bathroom .00 Ft x .00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Living room 12.00 Ft x 15.25 Ft
- Kitchen 12.00 Ft x 6.58 Ft
- Laundry room 3.17 Ft x 4.25 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Kitchen 15.25 Ft x 12.00 Ft

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

Other 9.50 Ft x 10.92 Ft

Bedroom 10.33 Ft x 12.00 Ft

Bedroom 11.42 Ft x 10.00 Ft

Bedroom 11.92 Ft x 10.67 Ft

Living room 15.50 Ft x 19.33 Ft

Dining room 10.00 Ft x 11.50 Ft

Family room 14.00 Ft x 17.08 Ft