



# 463 Killdeer Way Fort McMurray Alberta

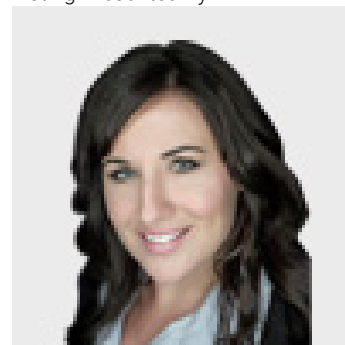
\$779,000

Discover executive living at its finest in this stunning 2-storey home, boasting over 3,500 sqft of exquisitely designed living space nestled near the serene Birchwood Trails. From the moment you step inside, you'll be captivated by the luxurious mocha cabinetry, complemented by quartz countertops and a custom tiled feature wall in the gourmet kitchen, complete with a spacious pantry. The expansive 34 x 10 rear deck, made with low-maintenance dura decking, is bathed in natural light and is perfect for hosting summer barbecues or simply relaxing by the pool. This corner lot offers a unique sense of privacy, This home features a beautifully landscaped yard with a fire pit, ideal for cozy evenings. The large ensuite, hardwood flooring, and custom tile work throughout the home speak to the quality and attention to detail that went into its design. Located near top-rated schools, this property also includes an amazing garage, perfect for the car enthusiast or those needing extra storage. Bonus has a 2 bedroom legal basement suite. This will help you with monthly payments to keep your payments even lower. This home is a true masterpiece that offers both style and functionality in one of the most sought-after neighborhoods. Don't miss the opportunity to make this exceptional property your own! call today for you personal viewing (id:6769)

4pc Bathroom 11.42 Ft x 5.08 Ft  
Dining room 10.75 Ft x 9.75 Ft  
Family room 17.08 Ft x 14.00 Ft  
Bedroom 12.50 Ft x 15.58 Ft  
Kitchen 11.83 Ft x 15.17 Ft  
Living room 21.67 Ft x 15.50 Ft  
4pc Bathroom 4.75 Ft x 8.42 Ft  
5pc Bathroom 12.08 Ft x 9.50 Ft  
Bedroom 12.58 Ft x 12.00 Ft  
Bedroom 12.58 Ft x 14.67 Ft

Primary Bedroom 15.50 Ft x 15.92 Ft  
Other 8.58 Ft x 5.42 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft  
Bedroom 10.33 Ft x 11.33 Ft  
Kitchen 9.75 Ft x 7.83 Ft  
Living room 13.50 Ft x 13.08 Ft  
Primary Bedroom 11.42 Ft x 13.08 Ft  
4pc Bathroom 8.83 Ft x 5.00 Ft  
Bedroom 12.00 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

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