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137 Auger Court Fort McMurray, Alberta

MLS # A2267918



\$599,000

Division: Abasand Residential/House Type: Style: 2 Storey Size: 1,598 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Driveway, Parking Pad, Single Garage Attached Lot Size: 0.09 Acre Lot Feat: Standard Shaped Lot

Heating: Water: Forced Air Floors: Sewer: Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Mixed R1S Foundation: **Poured Concrete Utilities:**

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Inclusions: N/A

Currently under construction and set for completion in January 2026, this elegant new build by KUTA Homes offers the same exceptional craftsmanship and modern, high-end finishes the builder is known for—now in a more efficient footprint. With 1,598 sq/ft of thoughtfully designed living space, this home features an open-concept layout, designer kitchen and bathroom finishes, high ceilings, and luxurious details throughout. Every element has been curated to deliver comfort, style, and function—perfect for modern living. The single attached garage provides both convenience and storage, while upgrades such as a garage heater, central air conditioning, broom-finished concrete driveway, front landscaping with final grade, and 10-Year Alberta New Home Warranty are all included to ensure a move-in-ready experience. A rare chance to own a brand-new, high-quality home in Fort McMurray's desirable Abasand neighbourhood—schedule your private tour today. Photos are renderings only. See supplements for additional details.