



**GRASSROOTS**  
REALTY GROUP

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**472 Killdeer Way**  
**Fort McMurray, Alberta**

**MLS # A2272853**



**\$900,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,343 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, C		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Standup Freezer and Beverage fridge in kitchen. Basement: Fridge, stove, microwave, dishwasher.		

Welcome to 472 Killdeer Way: an exceptional custom-built home offering 3,342 sq/ft of above-grade living space plus a fully developed walkout basement with a legal two-bedroom suite. With a rare seven-bedroom layout when including the main-floor office, this home offers outstanding space, versatility, and quality. Set on a 7,821 sq/ft corner lot backing directly onto the pond in Eagle Ridge, it was built by the builder for himself, has been meticulously maintained, and showcases timeless craftsmanship throughout. The exterior features stucco, landscaped gardens and excellent curb appeal. The driveway fits four vehicles, and the attached 28x22 ft garage is insulated, equipped with in-floor heat, built-in shelving and new epoxy flooring (2025). Inside, high-end hardwood, coffered ceilings, eight-inch baseboards and premium finishes set a warm and refined tone. Seventeen-foot ceilings open the front living room and foyer, filling the space with natural light. The formal living and dining area at the front of the home is perfect for hosting, with built-in speakers installed and ready for connection. The kitchen features cream-coloured cabinetry with under-cabinet lighting, granite counters imported from Brazil, a beverage fridge, a four-burner gas range with custom spice drawers, a wine rack in the island and a second standup deep freeze. The breakfast nook overlooks the pond and leads to the covered deck with a gas line and beautiful views. The adjoining family room centres around a stone-feature gas fireplace, creating a warm everyday living space. The main floor also includes a four-piece bathroom finished with granite and tile, a laundry room and a large office that can function as a bedroom. Upstairs, the bright open bonus room adds another living area. The primary retreat spans approximately 600 sq/ft and includes a private upper deck with views of fireworks, aircraft paths and

the skyline. The ensuite features a two-way gas fireplace, a large tiled shower with body sprays, a jet tub, dual sinks, a vanity and a fully outfitted walk-in closet. Two additional spacious bedrooms and a four-piece bathroom complete the level. The walkout basement is divided into two spaces. The owner's side includes a bedroom and storage area, while the legal suite offers two bedrooms, nine-foot ceilings, a four-piece bathroom, white appliances and a gas fireplace. The bedrooms are generously sized, making this an excellent income source or extended family option. Additional upgrades include central air, a 2024 hot water tank, an upgraded furnace, a boiler for in-floor heat, a humidifier and a dedicated sub-panel. The backyard offers direct access from the walkout and serene pond views. Custom homes of this size and calibre are rare. Schedule your private tour today.