



159 Killdeer Way
Fort McMurray, Alberta

MLS # A2103722



\$679,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,684 sq.ft.	Age:	2010 (14 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, 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, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Bachelor unit furniture negotiable, Garage heater, Mini Fridge, Fridge x2, Stove x2, Microwave x3, Washer & Dryer x2.		

Welcome to 159 Killdeer Way: where luxury meets functionality in this meticulously crafted custom built home. Boasting over 2,600 sq/ft on the main and upper levels, complimented by a legal two bedroom suite in the walk-out basement and an additional bachelor suite, this property offers an impressive total of seven bedrooms and five bathrooms. The expansive living space, high-quality finishes, and turnkey condition make it ready for new owners to call their own. As you enter, the cathedral ceilings soar 19 feet overhead, creating a grand and inviting atmosphere. The front formal living room and dining room feature hardwood floors and a natural gas fireplace, providing a perfect space for entertaining guests and hosting special occasions. The kitchen is a culinary masterpiece, equipped with stainless steel appliances, including a five burner gas stove, rich dark cupboards that extend to the ceilings with crown moldings above, and exquisite granite countertops that gleam. High gloss tiles add a touch of sophistication in the kitchen and entry, while the family room off the kitchen boasts a second gas fireplace and an abundance of streaming natural light. The back deck, an impressive size running the entire width of the home, features Dura Deck flooring, glass railings, a gas line for your BBQ and stairs that offer direct access to the yard. Completing the main floor is an office/bedroom, alongside a three piece bathroom, making this home ideal for multi-generational living or anyone seeking a dedicated main floor workspace. Hardwood flooring continues into the second level, where the primary retreat is located at the top of the stairs. This spacious bedroom is bright and airy with plenty of natural light, showcasing high-end finishes such as crown moldings, granite in the bathroom, and a large walk-in closet. The primary also enjoys a covered private deck, providing a tranquil spot to

enjoy your morning coffee. The upstairs hallway to the bonus room features a balcony overlooking the main floor, and beyond the upstairs laundry you'll find a generously sized bonus room, two additional bedrooms, and a four piece bathroom. The basement, with two exterior entrances, offers versatile living options. The first entrance at the side of the home provides access to the main floor, and the first bedroom at the bottom of the stairs featuring an ensuite bathroom with a wet bar nearby in the hallway. The walk-out basement accessible from the backyard entry is incredibly spacious, featuring two bedrooms, high-end kitchen finishes, ample storage space, and large oversized windows that make the space feel like its own separate dwelling. With parking for 3 vehicles on the driveway and a large attached double car garage with a gas heater, there is ample space for vehicles and toys. The home is equipped with central A/C, two hot water tanks, two furnaces, and a level backyard with a retaining wall. Experience the epitome of luxury living—schedule your private tour today.