



**195 Killdeer Way  
Fort McMurray, Alberta**

**MLS # A2129878**



**\$669,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** Nest Thermostat, Telus Alarm system accessories - wall panel, 2 cameras, glass door break sensor, 2 motion sensors

Step into a life of comfort and luxury in this beautifully designed home, boasting a prime location with exceptional neighbours and many modern amenities. Nestled behind a full fence, this property features a spacious walkout basement and an upper balcony that offers serene views and abundant natural light. The walkout basement is thoughtfully laid out with an open concept design, featuring a bedroom, a rec room, and a kitchen space ready for you to customize with your choice of appliances. The seamless flow and generous sunlight make this space perfect for entertainment or a private retreat. Ascending to the top floor, you are greeted by an expansive open landing that leads to three well-appointed bedrooms. The master suite is a true sanctuary, featuring a massive walk-in closet and full ensuite bathroom, designed with high ceilings that enhance the sense of space and luxury. Each bedroom offers comfort and style, creating personal havens within this lovely home. The main living area is a marvel of open concept living, distinguished by high ceilings and a hardwood floor that complements the elegant white quartz countertops. The kitchen is a chef's dream with ample counter space, extensive cupboards, and a walk-through pantry that ensures everything you need is within reach. Adjacent to the kitchen, the main floor laundry adds convenience to daily living. Special features include a side entrance to the basement, which can be utilized as a separate suite or a family room. The property is equipped with a new hot water tank and is plumbed for in-floor heating, offering both efficiency and comfort. The double garage, is heated and wired, providing a perfect workspace or storage solution. Imagine yourself relaxing on the balcony after a long day, enjoying the peace of your surroundings, or hosting gatherings in the spacious interiors that feel both welcoming

and luxurious. This home is not just a living space but a lifestyle choice for those seeking the best in comfort and design.