



315 Killdeer Way
Fort McMurray, Alberta

MLS # A2131507



\$785,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,401 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Garden, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome home to 315 Killdeer Way~2014 Oil Barons Dream home by Cherrywood Homes! DREAM HOME is an understatement! This home has more bells & whistles than you can imagine! The main floor features a show stopping kitchen with an abundance of modern, white floor to ceiling cabinets, top of the line KitchenAid stainless steel appliances including a cabinet ready, fully integrated refrigerator valued at approximately \$10,000, a cabinet ready fully integrated knock to open MIELE brand dishwasher, a warming drawer/bread proofer, 6 burner cooktop gas stove, and waterfall countertops that continue from the edges down to the floor. The result is a beautiful seamless flow of natural stone. All drawers/cabinets throughout the home are slow closing. From the dining area you will find access to the fully landscaped back yard complete with a large deck on the way to your hot-tub! The elegant stone fireplace makes the living room a perfect place to cozy up and relax on the cold winter nights. Just off the kitchen is the laundry room (stackable LG washer and dryer) with access to the large heated (in-floor) garage that is the PERFECT man cave. Also located on this level is the office and powder room. Upstairs, the huge BONUS room welcomes you and leads to two very spacious bedrooms as well as a full bathroom. This floor of the home is flooded with natural light. Down the hall is the piece de resistance, the large master bedroom with a truly INCREDIBLE ensuite fit for a king & queen. In the basement there is another family room with a unique bar with quartz counters and your own private wine cellar with 240 bottle capacity, a 4th bedroom and another 4-piece bathroom all with in-floor heat. To top it off you have 9' ceilings on all levels, Central Vac, Central Air, Touch Faucets in Kitchen/Laundry/Wet Bar, and many more luxuries you will only find in a DREAM

HOME! This home is an absolute must see! Don't miss your chance call and book your private viewing today!