



**201 Chestnut Way  
Fort McMurray, Alberta**

**MLS # A2138048**



**\$719,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,497 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s)

**Inclusions:** Furniture in Suite

Stunning 2-Storey Home with Legal Suite and Green Space Views at 201 Chestnut Way Welcome to 201 Chestnut Way, where luxury meets comfort in this custom-built masterpiece! This exquisite 2-storey home boasts over 3,500 sq ft of living space, designed with elegance and style in mind. As you step into the grand foyer, you'll be captivated by the custom-designed curved staircase that sets the tone for the entire home. The open-concept main floor is an entertainer's dream, featuring a spacious living room, dining area, and a chef's kitchen. The kitchen is a culinary haven with stainless steel appliances, granite countertops, a large pantry, and a HUGE center island. Enjoy seamless indoor-outdoor living with access to the expansive deck offering breathtaking green space views from the dining area. The main floor also includes a versatile office/den, perfect for working from home or as a quiet retreat. The cozy family area with a gas fireplace provides warmth and comfort during the cold winter months. Upstairs, you'll find three generously sized bedrooms and a BONUS ROOM that can easily serve as a fourth bedroom. The luxurious primary suite is a true sanctuary with stunning views of the green space, a DREAM CLOSET, and a spa-like 5-piece ensuite featuring a double vanity, jetted tub, and separate tiled stand-up shower. The basement is a standout feature with a separate entrance leading to a 2-bedroom legal suite. This space is perfect for extended family, guests, or rental income, offering high ceilings, large windows and separate laundry. Situated on a prime lot backing onto green space, this home offers unparalleled privacy with no rear neighbors. The oversized double car garage provides ample space for your vehicles and storage needs. Don't miss the opportunity to own this luxurious home with its perfect blend of sophistication and

functionality. Contact us today to schedule a viewing of 201 Chestnut Way&mdash;you won't be disappointed!