

**495 Killdeer Way  
Fort McMurray, Alberta**

**MLS # A2297050**



## \$619,900

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Garage heater, Central A/C, basement fridge

Welcome to 495 Killdeer Way where Location & Layout is SUPERB! This beautifully designed home features 4 bedrooms and 3.5 bathrooms, offering both comfort and functionality. A large entry/boot room, and exposed stairwell will satisfy your homely tastebuds upon entry!! The spacious main floor includes an open concept flow ready for entertaining and family! The welcoming living room complete with a cozy gas fireplace showcases gorgeous custom built in shelving and entertainment unit. The flow from living, kitchen and dining room is the perfect package for the growing family! ( Access to the backyard off the dining room is also perfect to enjoy the sunny days with the kiddos or late night soaks in the hot tub) The kitchen is complete with warm espresso cabinetry, boasting loads of storage, countertop prep space, stainless steel appliances and eat-up kitchen island. The double granite black sink offsets this space along with updated light fixtures! There are banks of windows throughout offering an abundance of natural light too! The 3 upper bedrooms are separated from the main floor by a few steps offering exceptional privacy. The stunning primary suite offers a spacious layout, a luxurious ensuite bathroom with double sinks, and an impressive walk-in closet, jetted tub and separated private lavatory. Enjoy the convenience of a large heated double attached garage along with double driveway and a bright, seamless main floor layout perfect for everyday living and entertaining. A separate entrance through the garage leads to a fully developed basement featuring a kitchenette, one large bedroom, and a full 4-piece bathroom—ideal for guests, income potential or extended family. The backyard has a hot tub recessed into the platform decking & enough room for the pool, toys and swings!