



**260 Killdeer Way
Fort McMurray, Alberta**

MLS # A2311626



\$679,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,737 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

Heating:	Forced Air, None	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: 2 x SS fridges, stove, OTR microwave, dishwasher. 2 x washers, 2 x dryers. 2 x garage remotes A/C unit, radiant garage heater. All window coverings

Located in the prestigious neighbourhood of Eagle ridge sits this fully developed executive style modified bi-level with separate entrance backing onto the Greenbelt and trails. Walking up the exposed aggregate walkway you will notice the eye-catching curb appeal and maintenance free exterior. As you enter the Main floor you are greeted by a very spacious entry way with coat closet. Up a few stairs you have the open concept floor plan with soaring ceilings, floor to ceiling rock wall gas fireplace. I love this level and you will too. This open concept area will be perfect to entertain family and friends and host many festive events and make loads of memories. The kitchen features S/S appliances, Espresso cabinetry, granite counter tops, walk in pantry & HUGE island with breakfast bar. Also on this level is the spacious Master suite the walk-in closet with enough room for all her shoes and purses. Adjacent to that is the ensuite with his and hers sinks; jetted tub & glass walk in shower with rain shower head. The perfect relaxing getaway to destress. To the upper level we go where you find an additional 2 bedrooms and one of the bedrooms has a walk-in closet. There is also a 4-pc washroom on this level. The spacious basement with separate entry way has 2 bedrooms, full bath with heated floor, separate laundry, huge open concept family room. Kitchen with breakfast bar and large windows to let in all the natural light. As you could see from the front of the property is the double attached garage that has gas radiant heat lots of storage & access to the home. The Garden doors from the dining room lead to a spacious back deck the perfect place great for watching wildlife and listening to the birds and the wind in the trees. Eagle Ridge also has all the amenities you will need for your lifestyle. Movie theater, schools, bus route, shopping and loads of restaurants and of course EVP

for the night life.