

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

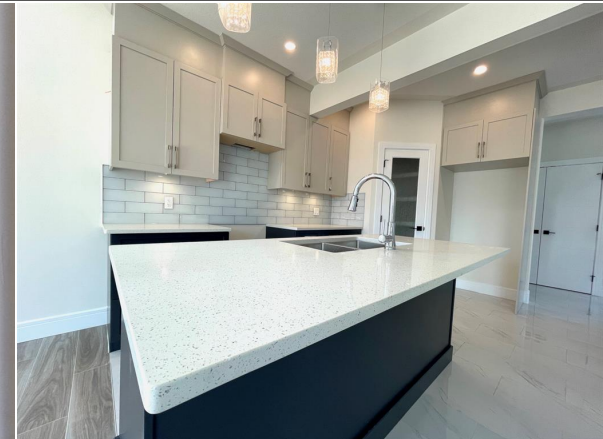
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Remarks

Pub Rmks: **BRAND NEW HOME! DOUBLE ATTACHED GARAGE! SEPARATE ENTRANCE! CUL DE SAC! Welcome to 137 Arnclyff court. On the main floor of this home you will be greeted by a grand tile entry way that comes with a large coat closet. Down the hall the kitchen area boasts an open concept feel as the beautiful two toned cabinets are a must see with ample storage space along with plenty of Quartz counter top space. The kitchen has a large island, and a corner pantry that looks onto the spacious living room that is accented nicely by gas fireplace, which has a tiled feature wall. The dining nook on the main floor gives you access to a large deck and a partially fenced yard. The main floor also offer a 2PCE bathroom. The second floor of this home offers a small bonus room area which is perfect for that home office, a 4 PCE bathroom, second floor laundry, and 3 large bedrooms which includes the Master bedroom. The master bedroom has walk in closet and en suite bathroom which includes a jetted tub, and a vanity with quartz counter tops. The basement has a SEPARATE ENTRANCE and awaits your development ideas. Other features include a partially fenced yard, and rough in for A/C, a New Home warranty. Call now for your personal showing.**

Inclusions: **\$5000 appliance credit**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

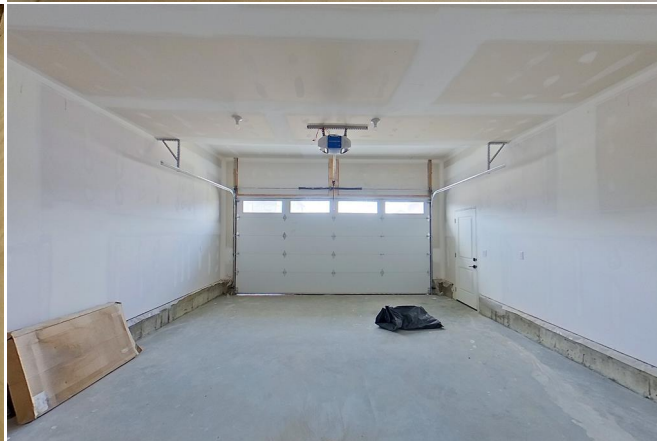
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













137 Arnclyff Ct, Fort McMurray, AB

Main Floor Exterior Area 703.91 sq ft
Interior Area 629.15 sq ft
Excluded Area 403.59 sq ft



0 4 8 ft PREPARED: 2023/05/26

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

137 Arnclyff Ct, Fort McMurray, AB

2nd Floor Exterior Area 1008.88 sq ft
Interior Area 908.89 sq ft



0 4 8 ft PREPARED: 2023/05/26

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

137 Arnclyff Ct, Fort McMurray, AB

Basement (Below Grade) Exterior Area 639.85 sq ft
Interior Area 578.53 sq ft



0 4 8 ft PREPARED: 2023/05/26

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