



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 KILLDEER Way, Fort McMurray T9K0R3**

MLS@#: **A2198391**      Area: **Eagle Ridge**      Listing Date: **03/01/25**      List Price: **\$749,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,445 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,401**  
 Low Sqft:  
 Ttl Sqft: **2,401**

DOM

**7**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Corner Lot,Front Yard,Garden,Landscaped,Lawn,Level,Low Maintenance Landscape,Private,Yard Lights**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Lighting,Private Yard,Storage**

Construction: **Concrete,Mixed,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Instant Hot Water,Microwave,Oven-Built-In,Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Water Softener,Window Coverings,Wine Refrigerator**  
 Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`9" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 11`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`2" x 13`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 14`0"</b>

6pc Ensuite bath  
4pc Bathroom  
Bedroom

Upper  
Lower  
Lower

11`4" x 9`11"

Bedroom  
Game Room

Upper  
Lower

13`6" x 11`6"  
25`0" x 13`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0920355**

Remarks

Pub Rmks: **Welcome to 315 Killdeer Way, a stunning 2014 Oil Barons Dream home built by Cherrywood Homes! This property truly exemplifies the term "dream home," boasting an array of luxurious features that are sure to impress. Start by stepping through a truly unique front entrance, steel slotted door with tinted one-way glass invites you to step inside to discover a breathtaking kitchen, complete with sleek, modern white cabinetry that reaches the ceiling. You'll find top-of-the-line KitchenAid stainless steel appliances, including a fully integrated fridge and a knock-to-open Miele dishwasher, plus a warming drawer, six-burner gas cooktop and built-in wall oven and microwave. The exquisite waterfall countertops create a seamless transition of beautiful quarts that flows beautifully throughout the space. Soft-closing drawers and cabinets add an extra touch of elegance. The dining area opens up to a fully landscaped backyard, perfect for entertaining, featuring a spacious deck and a relaxing hot tub. The living room, centered around an elegant stone fireplace, with built in speakers offers a cozy retreat for chilly evenings. The main level is adorned with floor to ceiling windows for an abundance of natural light. Conveniently located just off the kitchen, the laundry room is equipped with a stackable LG washer and dryer and provides access to the generously sized in-floor heated garage, which is currently serving as the ultimate games room complete with a pool table, foosball, arcade game and TV for entertaining. This level also includes an office and a convenient powder room. Upstairs, you'll find a large bonus room bathed in natural light, leading to two generously sized bedrooms and a full bathroom covered in tile and quarts, you will not find any plastic shower inserts in this home! At the end of the hall, the master bedroom awaits, complete with an impressive ensuite that must be seen to be believed. Stand up shower with 3 shower stations that have LED's to let you know when water temperature is just right, floor to ceiling glass enclosure and grand soaker tub. The basement offers even more space with a family room featuring a luxurious bar with stunning 3" thick quartz counters and your very own glass enclosed wine cellar with a capacity for 240 bottles. A fourth bedroom and an additional four-piece bathroom, both with in-floor heating, complete this level. With 9-foot ceilings on all levels, central vacuum, central air, water softener system, in-floor hearing, touch faucets in the kitchen, laundry, and wet bar, as well as countless other luxurious touches, this home truly has it all. Like what you see? Furniture is negotiable. Don't miss out on this exceptional opportunity—schedule your private viewing today!**

Inclusions:  
Property Listed By: **N/A**  
**3% REALTY FORT MCMURRAY**

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

















