

# \$749,000 - 315 Killdeer Way, Fort McMurray

MLS® #A2198391

**\$749,000**

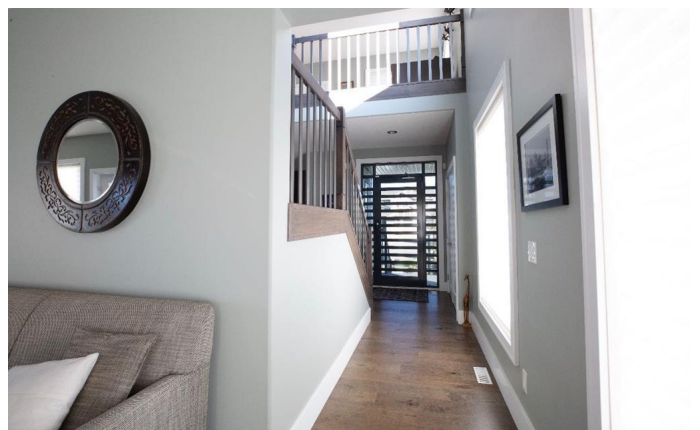
4 Bedroom, 4.00 Bathroom, 2,401 sqft  
Residential on 0.13 Acres

Eagle Ridge, Fort McMurray, Alberta

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 quartz 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 quartz, 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 lights 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 heating, 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!

Built in 2013

### **Essential Information**

MLS® #	A2198391
Price	\$749,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,401
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	315 Killdeer Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0R3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Front Drive
# of Garages	2

### Interior

Interior Features	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
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Instant Hot Water, Range, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Brick Facing

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	11
Zoning	R1

### **Listing Details**

Listing Office	3% REALTY FORT MCMURRAY
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