

## 268 Beaverglen Close Fort McMurray, Alberta

**MLS # A2210302**



# \$899,000

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Beacon Hill                                                              |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 2,335 sq.ft.                                                             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga |               |                  |
| <b>Lot Size:</b> | 0.16 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard                                                    |               |                  |

|                    |                                                                                                                                                                     |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                                                                                                                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                                                        | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Garage Heater.                                                                                                                                                      |                   |    |

Welcome to 268 Beaverglen Close: Currently under construction and set for completion in October 2025, this stunning luxury home will offer all the high-end finishes and quality craftsmanship you've come to expect from local builder KUTA Homes. Spanning an impressive 2,335 sq/ft above grade, the thoughtfully designed layout features a spacious open-concept floor plan, soaring ceilings, and designer finishes throughout. Expect high-end cabinetry and premium countertops in both the kitchen and bathrooms, all crafted with modern aesthetics and function in mind. The oversized triple car garage provides ample space for vehicles and storage, while included upgrades such as a garage heater, central air conditioning, broom-finished concrete driveway, and front landscaping with final grade ensure comfort and convenience from the moment you move in. This home will also be backed by the 10-Year Alberta New Home Warranty for added peace of mind. A rare opportunity to own a brand-new luxury home in Fort McMurray—don't miss your chance to make it yours. Photos are renderings only. See supplements for additional details.