

**117 Beaverglen Close  
Fort McMurray, Alberta**

**MLS # A2283412**

**\$790,000**



<b>Division:</b>	Beacon Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to your brand new Kuta Home, where modern design meets timeless craftsmanship. Known locally for building with care, detail, and style, Kuta Homes continue to set the standard for high-quality new construction in Fort McMurray. Each home is thoughtfully designed with a functional floor plan, expansive windows that fill the space with natural light, and contemporary finishes that bring a sense of warmth and elegance. From the moment you arrive, the striking curb appeal sets the tone for what's inside. Step through the front door to find open concept living, designer-selected lighting, and a kitchen crafted for both beauty and function — often featuring custom cabinetry, premium fixtures, and ample storage. The primary suite is always designed as a retreat, with generous closet space and a spa-inspired ensuite. Secondary bedrooms, laundry, and flexible living spaces ensure the home adapts to your family's needs both now and in the future. Every Kuta Home comes backed with a 10-Year New Home Warranty, offering peace of mind while you enjoy the luxury of a brand new build. With attention to detail at every turn, this is more than just a house — it's the place you'll love to call home.