

**137 Wood Buffalo Way  
Fort McMurray, Alberta**

**MLS # A2223770**



**\$2,188,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	4,222 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, Enclosed, Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	0.80 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Many		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1E
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** All Window coverings, Living room TV Mounting bracket, Built-in refrigerator, dishwasher x 2, Wolf oven, Built-in freezer, microwave, Washer, Dryer, Outdoor kitchen: BBQ, Fridge, Cooktop, TV & mounting bracket, Radiant heater x 2, Hot tub, Office shelving. West wing bedrooms: TV & mounting bracket, Bedroom above garage: built in fridge + microwave. West wing bedrooms: TV & mounting bracket, TV & mounting bracket, built in storage cabinet. Speaker System, Control 4 + equipment, Security system + equipment & cameras. Basement: Pool table, 4 TV's & mounting brackets, Bar-Generator, Microwave, Fridge, Dishwasher, Gym mirrors + TV & mounting bracket + walk storage rack. Theatre: Speakers, TV & mounting bracket. Billiard room: Billiard equipment, wall clock, glass display cases, TV & mounting bracket. West garage: Lockers, 2 overhead openers + remote, HRV system, cabinetry. East Garage: 3 lockers, TV & Mounting bracket, Fridge, Blue garage cabinets, 3 garage overhead openers + remote. Air Condition unit with a rejuvenating hot tub, offers the perfect balance of elegance & relaxation. Entering this home you're welcomed by an awe-inspiring foyer with towering vaulted ceilings that set the stage for the exquisite interiors beyond. Luxury hand-scraped hardwood floors that run throughout the main level to the dramatic floor-to-ceiling stone fireplace in the lower level living room, which acts as the heart of the home. The gourmet kitchen is a culinary masterpiece, anchored by an oversized island, it features professional-grade appliances. The black granite countertops, farmer's sink & the abundance of custom cabinetry add an extra layer of sophistication. Adjacent, a thoughtfully designed butler's pantry features a built-in freezer, additional sink, and plentiful storage. From the kitchen, step out to the covered deck, where a custom outdoor BBQ kitchen awaits, complete with radiant heaters, intricate stonework, glass railings, and soft spotlights for atmospheric evening dining. The dining room, a showpiece of refined luxury, boasts vaulted ceiling and a striking antler chandelier, & a capacity to seat 10+ guests.. This luxurious space is complemented by a spa-inspired ensuite bathroom. Indulge in the soaker tub, rejuvenate under the rainfall shower, or prepare for your day at the double vanity with a designated makeup area. The primary bedroom also offers an expansive custom walk-in closet with built-in cabinetry. While the spacious bedroom above the garage, offers vaulted ceiling, built-in bar, & elegant 3-piece bathroom, provides a private guest or family suite. The west wing, two additional bedrooms

share the main level, each designed with attention to comfort & detail. A well-appointed 4-piece bathroom and a large storage closet offer convenience, while the spacious laundry room is as functional as it is stylish, featuring ample closet space, + built-in bench. This wing also provides access to the second heated garage, 25x40 equipped with floor drainage + 2-pc. bathroom + rear signal overhead door for easy drive-through access. This estate is an entertainer's paradise. The recreation room offers cork flooring and anchored by large granite-topped bar, equipped with a built-in dishwasher, fridge, microwave, and kegerator. with a pool table, multiple TVs, & an integrated Control 4 home automation system. The lower level also boasts a sophisticated wine cellar, a state-of-the-art gym, & an immersive theatre room. For the sports enthusiast, the Oilers-themed family room, designed in the team's iconic colors & complete with a custom rink, offers a playful yet refined retreat. With its unparalleled attention to detail, this estate offers a lifestyle of both lavish entertaining & peaceful solitude.