

# \$2,188,000 - 137 Wood Buffalo Way, Fort McMurray

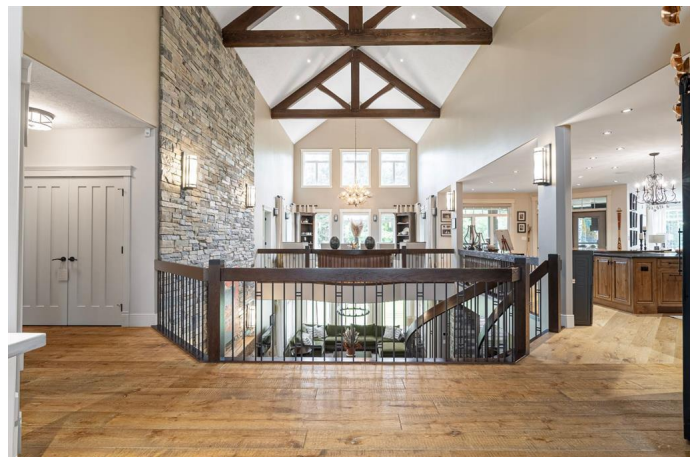
MLS® #A2223770

**\$2,188,000**

6 Bedroom, 7.00 Bathroom, 4,222 sqft  
Residential on 0.82 Acres

Wood Buffalo, Fort McMurray, Alberta

137 Wood Buffalo Way, Sophistication & Tranquility! Tucked away on an expansive 35,500 sq. ft. treelined estate, this extraordinary 9,700+ sq. ft. walkout bungalow. The tranquil backyard oasis, complete w/stone walkways, a sprawling fire pit area, & a covered rear deck 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, farmerâ€™s sink & the abundance of custom cabinetry add an extra layer of sophistication. Adjacent, a thoughtfully designed butlerâ€™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.

Built in 2013

### **Essential Information**

MLS® #	A2223770
Price	\$2,188,000
Bedrooms	6

Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,222
Acres	0.82
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	137 Wood Buffalo Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1W5

### Amenities

Parking Spaces	10
Parking	Driveway, Heated Garage, Asphalt, Enclosed, Quad or More Attached
# of Garages	4

### Interior

Interior Features	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding, Jetted Tub, Recreation Facilities, Wet Bar
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Stone, Great Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard, Covered Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	4
Zoning	R1E

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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