

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

MLS® #A2254688

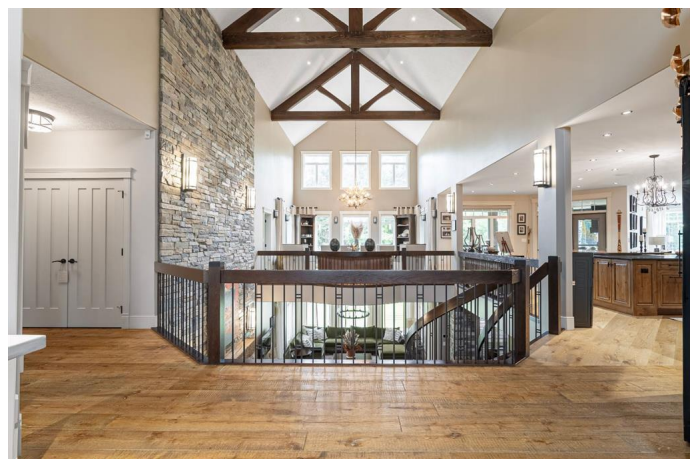
**\$2,188,000**

6 Bedroom, 7.00 Bathroom, 5,324 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 entertainerâ€™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 teamâ€™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® #   | A2254688    |
| Price    | \$2,188,000 |
| Bedrooms | 6           |

|                |             |
|----------------|-------------|
| Bathrooms      | 7.00        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 5,324       |
| 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, 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 |
| Appliances        | See Remarks                                                                                                                                                                                                                                                                                                                                    |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood                                                                                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Great Room, Living Room, Stone, 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, Many Trees, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stone, Stucco                                                                |
| Foundation        | Poured Concrete                                                              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 19                  |
| Zoning         | R1E                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.