



THE
A-TEAM

**RE/MAX
FIRST**

5747 DRAPER Road, Fort McMurray T9H 0K7

MLS® #: **A2146687** Area: **Waterways** Listing Date: **07/04/24** List Price: **\$1,995,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **1,194,932 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,956**
 Low Sqft:
 Ttl Sqft: **2,956**

DOM

74
Layout
 Beds: **4 (2 2)**
 Baths: **4.5 (4 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **15**
 Garage Sz: **4**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cleared,Conservation,Dog Run Fenced In,Environmental Reserve,Fruit Trees/Shrub(s),Front Yard,Garden,Greenbelt,No Neighbours Behind,Level,Many Trees,Private,Secluded,Treed,Views**
 Park Feat: **220 Volt Wiring,Additional Parking,Drive Through,Driveway,Front Drive,Garage Door Opener,Garage Faces Side,Golf Cart Garage,Gravel Driveway,Heated Garage,Insulated,Oversized,Parking Pad,Quad or More Attached,Quad or More Detached,RV Access/Parking,RV Garage,Secured,Side By Side,Tandem,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Stone,Vinyl Siding**
 Heating: **Boiler,In Floor,Fireplace(s),Propane,Wood** Flooring: **Slate**
 Sewer: **Septic Field** Water Source:
 Ext Feat: **Barbecue,BBQ gas line,Dog Run,Fire Pit,Garden,Gray Water System,Playground,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Stone Counters,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`10" x 5`6"	3pc Ensuite bath	Main	6`10" x 10`6"
5pc Ensuite bath	Main	22`7" x 10`4"	Bedroom	Main	14`4" x 12`0"
Breakfast Nook	Main	26`0" x 13`10"	Office	Main	15`9" x 12`0"

Foyer	Main	6`9" x 9`6"	Kitchen	Main	20`1" x 17`5"
Laundry	Main	12`0" x 10`11"	Living Room	Main	25`3" x 16`3"
Mud Room	Main	10`5" x 15`6"	Pantry	Main	8`5" x 11`4"
Walk-In Closet	Main	13`8" x 9`8"	Furnace/Utility Room	Lower	51`3" x 34`3"
4pc Bathroom	Lower	8`5" x 4`10"	4pc Bathroom	Lower	8`4" x 11`10"
Den	Lower	11`0" x 12`1"	Bedroom	Lower	14`9" x 12`8"
Bedroom	Lower	17`5" x 17`5"	Kitchen	Lower	22`2" x 19`6"
Game Room	Lower	38`5" x 30`4"	Bedroom - Primary	Main	22`1" x 13`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0626005**

Zoning: **CR**

Remarks

Pub Rmks: **This stunning custom-built home, meticulously crafted by Blu Boy Framing, is set at a 255-meter elevation. The property seamlessly blends modern amenities with unparalleled craftsmanship, offering a luxurious living experience on 27 expansive acres that back onto a beautiful nature reserve, providing breathtaking views and a tranquil backdrop. With one year remaining on the new home warranty, this home provides peace of mind for its future owner. Step inside to discover an oversized living space featuring slate stone flooring, high ceilings throughout, and expansive windows that flood the area with natural light, creating an airy and spacious ambiance. A cozy wood stove adds a touch of rustic charm. Continue to the impressive kitchen, where attention to detail is evident in the custom Kitchen Craft cabinetry, quartz countertops with a secondary prep sink in the island, and a tiled backsplash with a convenient pot filler. The kitchen boasts high-end appliances, including a Capital 6-burner stovetop with a central griddle, dual ovens, a Miele refrigerator, and a Miele dishwasher. The very large walk-through pantry is designed to accommodate stand-up freezers and features floor-to-ceiling shelving. Head toward the bedroom wing of the home to relax in your spacious primary bedroom with custom wainscotting, a massive walk-in closet with custom cabinetry, and a marble surround gas fireplace, offering stunning views. The spa-like ensuite is your personal retreat, featuring a soaking bathtub, an oversized tiled shower, and a dual sink vanity with a quartz countertop. The main floor also boasts a large secondary bedroom with built-ins, its own ensuite, and a walk-in closet. Additionally, there's a main floor office perfect for working from home, which can also serve as a third upstairs bedroom. The main floor is completed with a 2-piece powder room, a laundry room, and a mud room leading to an oversized attached quadruple garage (44'10" x 55'1"), measuring 1,862 SF. In-floor heating can be found throughout, offering warmth and comfort. Head down to the basement to discover acid-stained flooring, 10-foot ceilings, another large bedroom with a walk-in closet, a four-piece bathroom, and another den. The spacious family room is perfect for cozy movie nights. The basement also includes a 1bdm non-conforming suite that adds versatility, providing space for a nanny or intergenerational living. The detached 40x80 shop is a haven for hobbyists and professionals alike, featuring in-floor heating, spray-foam insulation with a fire-retardant coating, and a wood stove. It has two 14-foot overhead doors with make-up heaters and a 25x80 lean-to. With 8-10 acres of flat, sub-dividable land and a private driveway secluded from Draper Road, this property offers a unique acreage living experience. Despite its tranquil setting, it's conveniently located less than 10 minutes from downtown and close to amenities. Don't miss the opportunity to own this exceptional home!**

Inclusions: **MIELE FRIDGE, MIELE DISHWASHER, CAPITAL GAS STOVE, SS RANGE HOOD, POT FILLER, WASHER, DRYER, 2 X AC UNITS, GARAGE OPENER, OUTDOOR PROPANE TANK (OWNED), STEEL TABLE IN SUN ROOM, WOOD FIRED BOILER SYSTEM, RAINWATER COLLECTION SYSTEM, LEAN-TO ATTACHED TO SHOP, EQUIPMENT STORAGE BAY SUITE: FRIDGE, STOVE, RANGE HOOD. DISHWASHER**

Property Listed By: **The Agency North Central Alberta**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800