



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 WOOD BUFFALO Way, Fort McMurray T9K1W5**

MLS® #: **A2223770**

Area: **Wood Buffalo**

Listing Date: **05/27/25**

List Price: **\$2,188,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **34,983 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,222**  
Low Sqft:  
Ttl Sqft: **4,222**

DOM

**44**  
Layout  
Beds: **6 (6 )**  
Baths: **6.5 (6 1)**  
Style: **Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Many Trees  
Asphalt,Driveway,Enclosed,Heated Garage,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas,Wood**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Covered Courtyard,Fire Pit,Private Yard**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Cork,Hardwood,Stone**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 10`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>25`6" x 24`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>8`0" x 12`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`0" x 25`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`11" x 18`0"</b>	<b>Office</b>	<b>Main</b>	<b>15`1" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>21`2" x 13`10"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>15`0" x 26`2"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>12`2" x 20`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>17`4" x 15`3"</b>

4pc Bathroom	Main	4`11" x 9`0"
Laundry	Main	10`9" x 9`0"
Bedroom	Main	15`1" x 13`11"
4pc Bathroom	Main	8`0" x 8`10"
2pc Bathroom	Main	7`2" x 11`2"
3pc Bathroom	Upper	10`6" x 8`10"
Great Room	Lower	22`1" x 43`6"
Other	Lower	22`4" x 11`9"
Storage	Lower	22`2" x 18`5"
4pc Bathroom	Lower	5`0" x 10`5"
Media Room	Lower	16`11" x 22`7"

4pc Ensuite bath	Main	8`0" x 8`10"
Bedroom	Main	18`8" x 24`7"
Storage	Main	6`11" x 6`9"
Mud Room	Main	9`3" x 11`0"
Bedroom	Upper	25`0" x 22`8"
Bedroom	Upper	29`4" x 18`2"
Game Room	Lower	49`5" x 33`4"
Exercise Room	Lower	23`2" x 18`7"
Wine Cellar	Lower	11`6" x 10`4"
Family Room	Lower	24`6" x 26`3"
Other	Lower	17`0" x 11`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1E
Legal Desc:	2422277

Remarks

Pub Rmks: 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, 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.

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: build 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: Kegerator, Microwave, Fridge, Dishwasher. Gym: mirrors + TV & mounting bracket + wall storage rack. Theatre: Speakers, TV & mounting bracket. Oilers room: Rink + sport 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 x 4.

Property Listed By:

COLDWELL BANKER UNITED

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











