

# \$1,995,000 - 5747 Draper Road, Fort McMurray

MLS® #A2146687

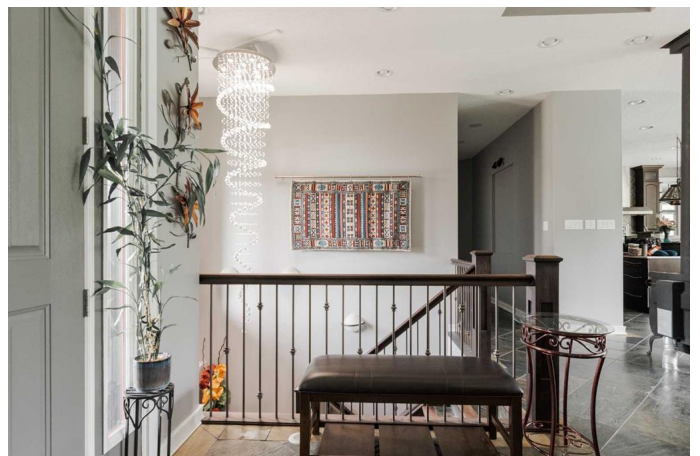
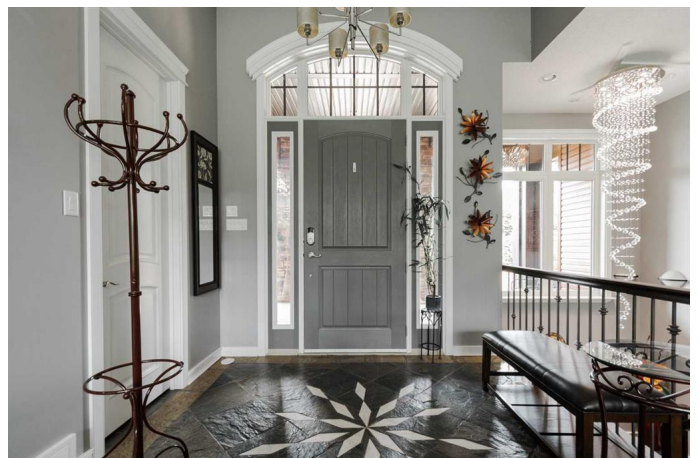
**\$1,995,000**

4 Bedroom, 5.00 Bathroom, 2,956 sqft

Residential on 27.43 Acres

Waterways, Fort McMurray, Alberta

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 wainscoting, 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 55'10"), 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 1bdrm 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!

Built in 2014

**Essential Information**

MLS® #	A2146687
Price	\$1,995,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,956
Acres	27.43
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	5747 Draper Road
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0K7

### Amenities

Parking Spaces	15
Parking	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
# of Garages	4

### Interior

Interior Features	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)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Propane, Wood
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Gas, Living Room, Master Bedroom, Outside, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Barbecue, BBQ gas line, Dog Run, Fire Pit, Garden, Gray Water System, Playground, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	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
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2024
Days on Market	306
Zoning	CR

## Listing Details

Listing Office	The Agency North Central Alberta
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