



# 137 Wood Buffalo Way Fort McMurray Alberta

\$2,300,000

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 bedroom...

Great room 22.08 Ft x 43.50 Ft

Recreational, Games room 49.42 Ft x 33.33 Ft

Other 22.33 Ft x 11.75 Ft

Exercise room 23.17 Ft x 18.58 Ft

Storage 22.17 Ft x 18.42 Ft

Wine Cellar 11.50 Ft x 10.33 Ft

Foyer 9.50 Ft x 10.50 Ft

Kitchen 25.50 Ft x 24.42 Ft

Pantry 8.00 Ft x 12.17 Ft

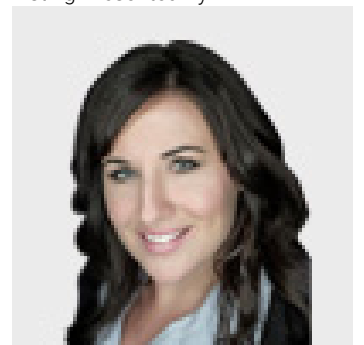
Living room 18.00 Ft x 25.33 Ft

Dining room 17.92 Ft x 18.00 Ft

Office 15.08 Ft x 11.17 Ft

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Listing Presented By:



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**RE/MAX Fort McMurray**

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4pc Bathroom 5.00 Ft x 10.42 Ft

Family room 24.50 Ft x 26.25 Ft

Media 16.92 Ft x 22.58 Ft

Other 17.00 Ft x 11.92 Ft

Primary Bedroom 21.17 Ft x 13.83 Ft

5pc Bathroom 15.00 Ft x 26.17 Ft

Other 12.17 Ft x 20.75 Ft