



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**164 Wood Buffalo Way  
Fort McMurray, Alberta**

**MLS # A2315517**



**\$1,175,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,993 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Driveway, Garage Door		
<b>Lot Size:</b>	0.89 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1E
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Numerous unattached goods are included with the property. Due to space limitations on mls, a complete inventory is available in Schedule "A". Please contact the listing brokerage for full details.

Nestled within the prestigious estate community of Fort McMurray's coveted Wood Buffalo Way, this extraordinary custom executive bi-level presents a rare opportunity to experience refined luxury living on an expansive 38,750 SF treelined estate property. Offering over 3571 SF of beautifully curated living space, this exceptional residence seamlessly blends timeless craftsmanship with sophisticated modern upgrades and resort-inspired amenities designed for both elevated entertaining and everyday comfort. Soaring vaulted ceilings and dramatic floor-to-ceiling windows flood the home with natural light while showcasing tranquil views of the private forested backyard oasis. The professionally reimagined interior, completed with design collaboration by Melissa Hartigan Design, features rich hardwood and tile flooring, elegant architectural detailing, designer lighting, custom millwork, wireless-controlled blinds, and thoughtfully designed living spaces throughout. At the heart of the home, the chef-inspired kitchen offers custom maple cabinetry, premium stainless-steel appliances, expansive prep and entertaining areas, a walk-in pantry, an oversized island, and seamless access to the covered outdoor deck. The luxurious primary retreat serves as a private sanctuary complete with direct access to the enclosed sunroom spa retreat, featuring a hot tub, elegant freestanding Roman soaker tub, quartz countertops, custom tile work, statement lighting, dual rain showers, and a spacious walk-in closet. The fully developed lower level is an entertainer's dream, showcasing additional guest bedrooms, a theatre/media room with privacy draping and blackout blinds, an inviting fireplace, a wet bar, in-floor heating, and an impressive climate-controlled wine room designed for the discerning collector. Outdoor living is equally extraordinary, offering beautifully

manicured park-like grounds, mature trees, fruit trees, tiered entertaining spaces, gazebo retreat, permanent smart-controlled exterior lighting, integrated Bose speaker system, RV parking, asphalt driveway, with aggregate walkways and rear pad transitioning the deck to the firepit and to the lawn, and a stunning wood-fired outdoor pizza oven and fireplace feature creating the ultimate private resort atmosphere. Completing this remarkable estate are both a double-attached heated garage with premium epoxy flooring and a gym retreat, as well as a detached heated shop with 220V power, delivering exceptional versatility for vehicles, recreation, hobbies, and storage. Perfectly positioned near parks, scenic trails, schools, dining, shopping, and the renowned golf course, this one-of-a-kind luxury estate offers an unparalleled lifestyle in one of the region's most exclusive addresses.