



GRASSROOTS
REALTY GROUP

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5747 Draper Road
Fort McMurray, Alberta

MLS # A2340299



\$1,995,000

Division:	Waterways		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,956 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Drive Through, Driveway, Front Drive, Ga		
Lot Size:	27.43 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Conservation, Dog Run		

Heating: Boiler, In Floor, Fireplace(s), Propane, Wood

Floors: Slate

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Concrete, Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: Septic Field

Condo Fee: -

LLD: -

Zoning: CR

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), 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)

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

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. 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!