



6537A DRAPER Road
Fort McMurray, Alberta

MLS # A2138624



\$1,500,000

Division:	Waterways		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,972 sq.ft.	Age:	2018 (6 yrs old)
Beds:	7	Baths:	5
Garage:	Multiple Driveways, Quad or More Attached, RV Access/Parking		
Lot Size:	2.87 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Wooded		

Heating:	Boiler, Fireplace(s), Forced Air, Propane	Water:	Cistern
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator X2, Gas Stove, OTR Microwave, Microwave, Washer X2, Dryer X2, Dishwasher X3, A/C, Bar Fridge, and All Window Coverings.		

Welcome to 6537A Draper Road. This extraordinary custom-built home has 7 bedrooms and 5 bathrooms in total. The main floor is over 3,972 square feet, and the basement is fully developed. With a picturesque 2.87-acre lot, this property is nestled in one of the most coveted locations on Draper Road, backing onto a serene creek. This home is the epitome of luxury and comfort, designed to be a legacy for a family—grand and impressive, yet cozy and inviting. Step inside to discover high-quality finishes, including nine-foot ceilings throughout. The stunning custom kitchen is a chef’s dream, featuring a full refrigerator/freezer, dual dishwashers, a 6-burner gas stove with an industrial range hood, a coffee bar, and a walkthrough pantry with barn door detail. The spacious dining room is ideal for large gatherings, flowing seamlessly into the grand living area with 10' ceilings, a wood-burning stove, and a stunning imported custom limestone mantel. Off the dining and living areas, you’ll find a fully enclosed screened patio with sliding windows and a cozy fireplace—perfect for year-round enjoyment. The primary bedroom serves as a serene retreat with tranquil views, a spa-like 5-piece ensuite boasting dual sinks, an elegant soaker tub, a luxurious stand-up shower, and two walk-in closets. Towards the front of the home, there is an office and craft room equipped with custom cabinetry and shelving. This area also includes a second bedroom on the main floor and another 3-piece bathroom. Completing this level is a functional main laundry room and separate guest quarters featuring a bedroom, kitchen, full 3-piece bathroom, and a gorgeous living room with a fireplace. The fully developed basement boasts a huge recreation room with a corner wood stove and a wet bar with a fridge. This floor also includes four spacious bedrooms, two additional

5-piece bathrooms, numerous storage rooms, and a large laundry room with a sink and storage. Additional features include a safe room, a cold room pantry, and a soundproofed music room. The property's 31' x 45' garage is a sight to behold, featuring a long mudroom, additional storage, dog wash, separate entrance to the basement and custom wall panelling. Outside, the home is complemented by an exposed aggregate front porch with a spectacular 8-foot front door and an oversized composite back deck. No expense has been spared, and additional features include restoration hardware lighting throughout, hardy board siding, high-end boiler mechanical systems, zone-controlled heating, four wood-burning stoves, and much more. Located in a beautiful country setting, this property is a true paradise and must be seen to be fully appreciated. So check out the photos, floor plans and 3D tour, and call today to book your personal viewing.