



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6537A DRAPER Road
Fort McMurray, Alberta

MLS # A2200390



\$1,449,900

Division:	Waterways		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,972 sq.ft.	Age:	2018 (7 yrs old)
Beds:	8	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:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
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, an extraordinary custom-built residence that seamlessly combines luxury, comfort, & timeless appeal. Boasting 8 bedrooms & 5 bathrooms, this exceptional home spans over 3,972 square feet on the main floor, with a fully developed basement offering even more expansive living space. Set on a picturesque 2.87-acre lot, this property occupies one of Draper Road's most sought-after locations, backing onto a peaceful creek, providing privacy & tranquility with only minutes from downtown convenience. Designed to be both grand and inviting, this home is a true legacy property, crafted with meticulous attention to detail. The gourmet kitchen, a true chef's paradise, features top-of-the-line appliances: a full refrigerator/freezer, dual dishwashers, a six-burner gas stove with an industrial range hood, a coffee bar, and a walk-through pantry complete with a charming barn door. Adjacent to the kitchen, the spacious dining room offers a perfect setting for large gatherings & flows seamlessly into the expansive living area, where 10-foot ceilings & a custom wood-burning stove with a stunning imported limestone mantel create an atmosphere of elegance. Beyond the living area, enjoy year-round relaxation in the fully enclosed, 3 seasons room, complete with sliding windows & a cozy fireplace. This tranquil space offers the perfect balance of indoor-outdoor living. The primary bedroom is a serene retreat, featuring sweeping views, a spa-inspired 5-piece ensuite with dual sinks, an elegant soaker tub, a luxurious steam/waterfall shower, & two walk-in closets. The main floor also includes a dedicated office and craft room with custom cabinetry & shelving, as well as a second bedroom & a beautifully appointed 3-piece bathroom. The convenient main laundry room ensures functionality, while the private guest

quarters—featuring a bedroom, kitchen, full 3-piece bathroom, and a welcoming living room with its own fireplace. The fully developed basement is a perfect space for entertaining with a large recreation room featuring a corner wood-burning stove & a wet bar with a fridge. This level also includes 4 generously sized bedrooms, 2 additional 5-piece bathrooms, ample storage rooms, and a large laundry room with a sink and extra storage. Further enhancing this level are a safe room, a cold storage room, soundproofed music room and separate entrance to the garage. The expansive 31' x 45' garage has everything imaginable from additional storage, dog wash station, added ventilation, custom wall paneling & more. Outside, the home's stunning curb appeal is highlighted by an exposed aggregate front porch with a striking 8-foot front door, while the oversized composite back deck provides a perfect space for outdoor entertaining. No detail has been overlooked, with additional features including luxury lighting, Hardie board siding & high-end mechanical systems. At 6537A Draper Road, lifestyle isn't just about how it looks. It's about how it feels.