

# \$999,888 - 15 Saprae Crescent, Saprae Creek

MLS® #A2240167

**\$999,888**

5 Bedroom, 7.00 Bathroom, 2,065 sqft  
Residential on 2.69 Acres

Saprae Creek Estates, Saprae Creek, Alberta

Welcome to 15 Saprae Crescent. A rare offering of craftsmanship, privacy and acreage living in one of Fort McMurray's most coveted communities.

Set amidst 2.7 serene acres, this custom-built estate is a masterclass in enduring design and thoughtful functionality. From its energy-efficient ICF foundation and steel beam decking to the timeless elegance of a full brick exterior, metal roofing, and professionally landscaped grounds, this exceptional property offers a lifestyle defined by quality, space, and serenity.

Inside, the main level is an immersive experience in light and warmth. Floor-to-ceiling windows harness southwest exposure, flooding the open-concept living spaces with soft, natural light and offering uninterrupted panoramic views of the surrounding landscape. Hardwood floors flow throughout, connecting a gracious living room to a welcoming dining area and a beautifully appointed kitchen featuring a walk-in pantry, ample cabinetry, tile backsplash, and a breakfast bar—ideal for both family life and entertaining.

This floor includes three generous sized bedrooms, including a tranquil primary suite complete with a private 3-piece ensuite and direct access to the expansive 1,500 sq ft deck. Here, unwind in your private hot tub or



cozy up in the screened seasonal room with its wood-burning fireplace—an all-season retreat like no other. A main bath, a spacious laundry area, and a convenient 2-piece powder room complete the main level.

The fully developed walk-out basement extends the home's livability and versatility. With a large recreation space, a second eat-in kitchen, two oversized bedrooms with walk-in closets, a 4-piece bath, and a second 2-piece powder room near the separate entrance, this level offers tremendous potential for multigenerational living, guests, or other future plans for the area.

Beyond the home, a 32 X 48 heated and upgraded shop offers true utility with 14-foot overhead doors, a full kitchen, two bathrooms, and a 643 sq ft flexible upper-level loft—perfect for hobbyists, business owners, or added live-work functionality.

The grounds are as functional as they are beautiful. Enjoy fruit-bearing trees, raspberry and currant bushes, a fenced garden, and an 8x10 greenhouse—all designed for sustainable living and the joys of rural life with modern comforts. Recent updates include fresh paint, new flooring, a fully serviced NTI boiler, updated tile work, light fixtures, and designer switches throughout.

This is more than just a home—it is a rare and refined sanctuary that blends luxury, privacy, and the comforts of acreage living in a premier community.

Discover the possibilities. Book your private tour today.

Built in 2003

## Essential Information

MLS® #	A2240167
Price	\$999,888
Bedrooms	5
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	2,065
Acres	2.69
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	15 Saprae Crescent
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5B4

## Amenities

Parking Spaces	20
Parking	Gravel Driveway, Oversized, RV Access/Parking, See Remarks, Quad or More Detached, Workshop in Garage

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Outside, See Remarks
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Walk-Out
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## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Fruit Trees/Shrub(s), Views, Standard Shaped Lot, Wooded
Roof	Metal
Construction	ICFs (Insulated Concrete Forms)
Foundation	Other

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	SE

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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