

**712005 RR100**  
**Rural Grande Prairie No. 1, County of, Alberta**
**MLS # A2054773**

**\$1,449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,767 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, RV Garage		
<b>Lot Size:</b>	34.30 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Lawn, No Neighbours Behind, Irregular Lot, Lands		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out To Grade	<b>LLD:</b>	18-71-9-W6
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Projector, Retractable Projector Screen, Theatre Seating. Land Equipment and furnishings / decor negotiable (less kitchen table and chairs).		

These views.. Those trees This land&hellip; That house&hellip; The shop!! It isn&rsquo;t just one thing with this property, but everything combined that make this place one of a kind. You will notice this right away when you pull into your private spruce-lined driveway, where 9,000 trees were planted back in 1999. Once inside you will find that the interior speaks of simple elegance and timeless design, while the land promotes unbridled exploration. From the spacious glass-enclosed deck that overlooks the creek, to the sprawling landscaped yard, to the man-made pond with waterfall, to the firepit and picnic areas, not to mention the many trail systems throughout the land and down to the creek, you will find multiple areas throughout the properties 34.3 acres for making memories with friends and family all summer long. And when the weather takes a turn, you will find plenty to do inside the 2,800 sq ft custom built home as well! In the massive open-concept basement you will find a full gym space complete with a steam shower, a built-in theatre system with a hidden projector screen, and nothing but space at the bottom of your winding staircase to add in a pool or fooseball table, arcade games, dance floor or whatever will keep your heart pumping on those foul weather days. You can even storm watch from your walk-out basement, under the canopy cover of the upper deck, on the poured aggregate stone sitting area. On the main level, it may be hard to decide just where to hang out. The living area will certainly be a main gathering point, with its vaulted ceilings, bright windows, back deck access and stunning views just beyond the main fireplace. The kitchen will invite people to gather, with its custom built-in cabinetry, fireplace and sitting area, timeless black quartz countertops with raised breakfast bar and built-in wine rack. And then there is the master retreat, which you may

never want to leave. With his and hers walk-in closets, a sexy black air jet tub with matching black quartz countertop in the double vanity and a gleaming black stand up shower, access to the back deck off of the sitting area, and room for a complete California king bedroom set, you will never want to leave. Throughout the two levels of this walk-out bungalow, you will find 6 bedrooms total, none of which is less than 11x13. There are 5 full bathrooms, each having a shower, with 4 of them also having a tub. Big family? Lots of company? No problem! And then there is the 4,100 sq ft shop. With 2 - 14 foot overhead doors, in-floor heat, a bathroom area complete with stand-up shower and washer/dryer, 220V plug in and a 2nd level office space, you can comfortably and confidently run any business you chose. I could write forever about the beauty of this property, but you really just have to see it for yourself. Call your trusted Realtor and book a private showing today! A view like this makes the drive home worthwhile&hellip;