

17 64009 TWP RD 704
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1191906



\$1,595,000

Division:	The Ranch		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,160 sq.ft.	Age:	2012 (10 yrs old)
Beds:	5	Baths:	4
Garage:	220 Volt Wiring, Driveway, RV Access/Parking, Triple Garage Attached		
Lot Size:	3.13 Acres		
Lot Feat:	Creek/River/Stream/Pond, Lawn, Landscaped, Private, Wooded		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood, Tile

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Walk-Out

LLD: -

Exterior: See Remarks, Stone

Zoning: CR-2

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected, Phone

Features: Bar, Beamed Ceilings, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Wired for Sound

Inclusions: All appliances, remote controls for garage door openers, all window coverings, security system, 3 TV's in the kitchen, master bedroom and family room on lower level.

****SELLER WILLING TO CARRY MORTGAGE FOR QUALIFIED BUYER**** Absolutely stunning timber frame home featuring over 4,300 sq.ft. of developed living space, built by Stonebuilt Homes, is situated on a private treed lot, minutes from Grande Prairie with a three-car garage, 40'x60' shop, and RV parking. This executive bungalow on a private 3.13 acres located in The Ranch rural subdivision just minutes from town features 5 large bedrooms and 4 bathrooms. This is a custom built home featuring a walkout basement with 2 covered patios/decks and a beautiful South exposure. As you enter this home you are welcomed into the living room that features a wall of floor to ceiling south facing windows, beautiful hand-scraped hardwood floors, and a vaulted wood beam ceiling that is an architect's dream. The main floor features a Chef's Kitchen with stainless steel appliances including double ovens and warming drawer, dishwasher, fridge, microwave, granite counters with an eat-in island, custom cabinets to the ceiling, 2 chef style sinks, glass tile backsplash, a huge walk-in pantry, and a floor to ceiling double sided natural gas fireplace. The adjacent dining area is surrounded by windows adorned by the wrap around covered deck, and garden doors that open up to the spectacular view of the south facing yard with a fire pit area and pond. The entrance from the garage has a large mud room, main floor laundry and a 3 piece bathroom. The opposite end of the home features a large master suite with en-suite. The en-suite has heated floors, 2 separate sinks/vanities, large soaker tub, walk-in tiled shower, and a true walk-in closet. Going downstairs to the lower level the lighted stairs help guide the way where you are greeted again with floor to ceiling windows and another double sided fireplace. This time it's a wood burning fireplace that is shared with a large

kitchen/bar games area, with garden doors that open to a covered wrap around concrete outdoor patio along the entire length of the back of the home. Other features of this lower level include several storage areas, fitness room / theatre room, a 4 piece bathroom and 2 large bedrooms both with walk-in closets. This home has it's own advanced septic system that is a Jet Inc. 1500 Series BAT Media Plant, water source is supplied by Aquatera, and the forced air furnace is natural gas. The yard is landscaped, has a firepit, natural pond feature, an inviting circular driveway for ease of access, and there is a concrete RV pad on side of house. The newly constructed, insulated, and heated shop is 2,400 sq ft, 40' x 60' with 16' walls, a 20' wide x 14' high overhead door, large enough to park all your toys and equipment in. The property is zoned CR-2 which allows for a Home-based Business, and has a security system in place.