

722040 Road 30 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1200642



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,088 sq.ft.	Age:	2017 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	74.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, Greenbelt, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	13-72-3-W6
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Phone

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks

Inclusions: 2 Fridge, Stove, 2 Dishwashers, Washer, Dryer, Sonos sound system, Projector, Central Vac

Take a look at this custom built bungalow sitting at top of the Smoky River banks with beautiful views of the fields and valley in the background. This sprawling bungalow features a grand entry that is open to the main living area with coffered and tray accents in the 12 ft ceilings. The chefs kitchen features full side by side fridge/freezers, dual wall ovens, and lots of prep area and storage throughout. The 48 inch gas range-top offers 4 gas burners, as well as a built-in griddle and a grill. There is also a full butler pantry with a second fridge for beverages and sauces. The kitchen is open to the large dining and living area that has room for a large table, perfect for entertaining and large family meals. The living area features a gas fireplace with floor to ceiling tiled surround and custom built-ins on both sides of the fireplace. The main area is open to a large covered deck that has another gas fireplace, and an outdoor kitchen with Napoleon gas BBQ as well as a separate sear station and a built in smoker and overhead heater. Back inside you have at one end of the house a huge master retreat, with access to the deck. The master features a large walk-in closet with built-in drawers and lots of hanging space. The 5 piece ensuite features dual vanities, a large air tub and a huge fully tiled shower with dual shower heads and a full glass door. In that same side of the home is the oversized mud room with built-in lockers and a set of storage cabinets with wash sink. 1639 sqft triple garage with full tub. There is also a half bath for guests and a laundry room with storage cabinets and fold down drying racks for your delicate hang dry items. The office is just off the main area and features sliding French doors that open to a fully maple finished executive style office. Features include custom built filing cabinets and cabinets, a large bookshelf with sliding ladder and maple wainscoting all

around. On the other end of the house has two more large bedrooms with walk-in closets and a Jack and Jill bathroom between. Downstairs features two more finished bedrooms and another full bath, a theatre room and several other rooms framed and ready for the new owners choice of development. Some other features of this home are In-floor heat, Sonos built-in home audio, central vac, Dual furnaces with central air conditioning, irrigation, water filtration, and many more. Outside features a large fenced area around the house with a play area, a raised garden with greenhouse, large fire pit and views of the property. The parking area is paved with a cattle gate to keep your animals out of the immediate vicinity of the home. There is also a large pond stocked with delicious rainbow trout as well as a dugout that has a sand beach for swimming. No expenses were spared with the construction of this luxury home, with double studded wall construction and high efficiency boiler/hot water on demand. This property is located 4 km from Bezanson k to grade 9 school, gas store.