



**GRASSROOTS**  
REALTY GROUP

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21 54032 TWP RD 712  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2224113



**\$2,950,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Sandy Ridge Estates   |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | 1 and Half Storey, Acreage with Residence                                 |        |                   |
| Size:     | 5,150 sq.ft.  | Age:   | 1992 (33 yrs old) |
| Beds:     | 6   | Baths: | 7                 |
| Garage:   | Double Garage Attached, Gated, Heated Garage, Triple Garage Attached, Tri |        |                   |
| Lot Size: | 3.11 Acres  |        |                   |
| Lot Feat: | Back Yard, Landscaped, Many Trees, See Remarks                            |        |                   |

|             |   |            |                                  |
|-------------|---|------------|----------------------------------|
| Heating:    | Forced Air, Natural Gas   | Water:     | Public                           |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | Other, Public Sewer, Septic Tank |
| Roof:       | Cedar Shake   | Condo Fee: | -                                |
| Basement:   | Finished, Full, Suite   | LLD:       | 17-71-5-W6                       |
| Exterior:   | Stone, Stucco   | Zoning:    | CR-2                             |
| Foundation: | Poured Concrete   | Utilities: | -                                |
| Features:   | Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |            |                                  |

**Inclusions:** Wolf microwave, Wolf 6 burner gas stove, Wolf double oven, Wolf air fryer, Sub Zero fridge, Miele built-in espresso, built-in Sub Zero wine cooler, ice-maker, Shuffleboard, built in drink fridge drawers, Whirlpool washer, dryer, radiant heater, Sauna, Gym matting, Projector, Screen, Synthetic hockey floor tiles, Blinds and window coverings. Basement - Fridge, Stove, Microwave, Dishwasher, Washer, Dryer. (Side garage - Fridge, Freezer, Built-in lockers, Heater, Central vac, H/C taps). Play center, Natural gas backup generator(22kw), Hot tub, Water Slide, Playhouse, Built in BBQ (on deck), Sports court, Basketball nets and lighting, Built in BBQ (at firepit), 3 A/C units, Fountain, Entry gate. Behind the gates of this rural estate lies a complete lifestyle property, perfectly located on pavement with city water and sewer, just seconds from city limits. This 3.11-acre retreat offers unmatched privacy, mature trees, convenience, and luxury. With over 9,000 developed sqft, this completely renovated home blends timeless elegance with modern farmhouse style. The stunning kitchen features Wolfe and Sub-Zero appliances, custom cabinetry, and a 10x6 island with seating for 8. The main floor opens to a backyard oasis with outdoor cook station, huge composite deck, hot tub, and a sparkling private pool with waterslide. The luxurious primary suite includes a fireplace, spa-like ensuite, walk-through dressing room, large designer laundry room, 3-season sunroom with fireplace, radiant heater and overlooks pool and manicured grounds. Main floor living space also offers huge dining area, living room with floor to ceiling stone fireplace, timber beams, entertainment room, office area and powder room. Upstairs, find two large bedrooms with full bathrooms, including a guest suite with full ensuite and private balcony. The finished basement offers a second full kitchen, theatre, gym, sauna, three bedrooms, two bathrooms, games room, and a hockey rec room with synthetic floor tiles. Outside, enjoy a five-bays of attached garage, a triple detached heated garage, RV parking with hookup, and an amazing lighted sport court perfect for pickleball, tennis, basketball, and a winter hockey rink (Zamboni negotiable). Barn with mezzanine is converted into an indoor hockey arena with its own NHL inspired locker room. Complete with air conditioning, paved driveway, gated privacy, fountain, stone walkways and firepit areas. This truly is a legacy property designed for entertaining, playing, hosting, and unwinding.