



**GRASSROOTS**  
REALTY GROUP

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6, 715034 Range Road 73  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2235137



**\$1,199,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,920 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	3.10 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	33-71-7-W6
Exterior:	Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island		

Inclusions: na

Welcome to this stunning 5-bedroom, large bungalow nestled in a picturesque setting. This luxurious home boasts a triple car garage and is a true masterpiece of architectural design and modern elegance. Upon entering, you'll be greeted by a spacious and inviting foyer that leads you into the heart of the home. The open-concept living area features soaring ceilings and an abundance of natural light, creating a warm and welcoming atmosphere. The living room is centered around a beautiful fireplace, perfect for cozy evenings with family and friends. The gourmet kitchen is a chef's dream, with high-end stainless steel appliances, granite countertops, and a large island that's ideal for meal preparation and casual dining. Adjacent to the kitchen is a spacious dining area with views of the landscaped backyard. One of the highlights of this bungalow is the sunken pool, accessible from the walkout basement. Whether you want to take a refreshing swim or simply relax by the water, this pool area provides the ultimate in relaxation and entertainment during those long summer days! The primary bedroom suite is a true retreat, featuring a spa-like en-suite bathroom with a soaking tub, a separate shower, and a walk-in closet. Four additional generously sized bedrooms offer plenty of space for family or guests. For entertainment enthusiasts, the walkout basement is a haven of leisure and recreation. It features a state-of-the-art theater room, perfect for movie nights and watching your favorite shows on the big screen. There's also ample space for a game room, a home gym, or any other activities you desire. Outside, the beautifully landscaped grounds provide a serene backdrop to this magnificent property. Whether you're lounging by the pool, dining al fresco on the patio, or enjoying the peaceful surroundings, you'll appreciate the tranquility and privacy that this home offers, especially

entertaining on your massive deck that spans the width of the house. This 5-bedroom bungalow with a triple car garage, sunken pool, and walkout basement with a theater room is the epitome of luxury living. It offers a perfect blend of sophistication, comfort, and entertainment possibilities, making it an ideal oasis for those who appreciate the finer things in life. Come check it out today!