



GRASSROOTS
REALTY GROUP

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37, 704010 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2236632



\$1,150,000

Division:	Mystic Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,868 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	RV Access/Parking, RV Garage, Triple Garage Attached		
Lot Size:	2.79 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-70-6-W6
Exterior:	Concrete	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Data, Wired for Sound		

Inclusions: Gazebo, Woodshed, firewood, natural gas firepit, regular firepit, cell phone booster

Just minutes from Grande Prairie in desirable Mystic Ridge, this fully upgraded 4-bedroom, 3-bathroom home sits on a high lot. The spacious triple car garage features in-floor heat, and a stunning 2019 built 42x40 shop with a 24x12 addition that offers radiant heat, epoxied floors, and transparent overhead doors that fill the space with daylight. Inside, you'll find granite countertops, a gas stove, stainless steel appliances, and three natural gas fireplaces—one each in the main living room, basement family room, and the primary bedroom. Soaring 16-foot ceilings and expansive windows create a bright and open main living space, complete with built-in speakers throughout. There is a large, open air office area leading into the luxurious primary bedroom, that includes a gas fireplace, 4-piece ensuite with a steam shower, and walk-in closet. The fully developed basement features a wet bar with fridge, additional bedroom and bathroom, and in-floor heating. Enjoy seamless smart home living with a Control4 system managing your entertainment, and A/C to control the temperatures. Step outside to a newly built deck, gas lines to both BBQ and firepit (under the gazebo), outdoor speakers, a natural firepit area, woodshed, and a beautifully landscaped garden oasis basking in sun all day long. A newly installed 3-stage septic system completes this incredible package. This home is absolutely gorgeous and sits on a beautiful 2.79 acre lot. There is also a large shed, RV dump and hookups. It truly has it all, book your showing today!