



**GRASSROOTS**  
REALTY GROUP

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50, 721022 Range Road 54  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2255013



**\$960,000**

Division:	Goldenrod Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,850 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.58 Acres		
Lot Feat:	Other		

Heating:	In Floor	Water:	Well
Floors:	Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-72-5-W6
Exterior:	See Remarks	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

This stunning 1,850 sq. ft. fully developed bungalow in sought after Goldenrod Estates combines elegance, comfort, and thoughtful design throughout. Featuring 5 bedrooms and 4 bathrooms, this home offers plenty of space for family living and entertaining. The main floor boasts vaulted ceilings, a custom kitchen with rich cabinetry, granite countertops, a large island with seating, main floor laundry, and a cozy HearthStone soapstone wood-burning stove. The living and dining rooms are enhanced with surround sound, perfect for hosting or relaxing evenings. The luxurious primary suite includes a walk-in closet and a 5-piece ensuite. Each additional bedroom is complete with closet organizer systems, the downstairs bedrooms both have walk in closet. The fully finished basement provides 2 bedrooms, a bathroom, abundant storage, and a ceiling insulated with Roxul Safe and Sound for peace and quiet. Comfort is prioritized with in-floor heating in the basement, air conditioning, triple-pane windows, reverse osmosis drinking water system and an ICF foundation with Silverboard rigid exterior insulation. The heated triple-car garage is a true showstopper&mdash;featuring in-floor heating, a full bathroom, and a convenient dog shower. Outdoors, enjoy composite decking, a fenced dog run with gate access to the yard, and a fully insulated and wired 12x12 shed. With 300 trees planted, outside RV plug-in, and durable 40-year shingles designed for high wind and impact resistance, this property is as practical as it is beautiful. Additional features include roller shades and blinds throughout, plus the peace of mind of a 10-year new home warranty valid until 2031. Book your showing today!