



**GRASSROOTS**  
REALTY GROUP

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57-704010 64 Range Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2281810



**\$989,900**

<b>Division:</b>	Mystic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,429 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	Many Trees, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-70-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Located in the prestigious Mystic Ridge, this like-new custom home sits on a private 2.47-acre treed lot with paved access, offering the perfect balance of luxury and nature. The bright, open main floor showcases soaring ceilings, custom beam work, and a cozy gas fireplace, creating an elegant yet welcoming atmosphere. A chef-inspired kitchen anchors the home with quartz countertops, premium appliances, a large island, and a butler's pantry—ideal for entertaining and everyday living. The main-level primary retreat offers a spa-style ensuite and walk-in closet, while the upper level features a vaulted bonus room, built-in office, upgraded laundry, and two spacious bedrooms. Enjoy a heated, finished quadruple garage, oversized deck, and a private yard with trails and play space. Engineered plans for a future shop add excellent potential (county approval required). Close to river and crown land, with city water, air conditioning, and low county taxes. Don't miss out and book your showing today!