



GRASSROOTS
REALTY GROUP

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704018 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2282074



\$2,300,000

Division:	Deer Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,276 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Front Yard, Landscaped, Many Trees, Rolling Slope, Yard Drainage		

Heating:	Central, In Floor, Natural Gas	Water:	Public
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-70-6-W6
Exterior:	Brick, Concrete, Mixed, Other, Stone	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Central Vacuum, Chandelier, Crown Molding, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, stove, dishwasher, washer, dryer, bar fridge x3, heater in garage, heater in shop, hot tub, golf simulator

Welcome to beautiful Deer Ridge Estates. This acreage offers privacy, space, and a layout designed for everyday living and entertaining. It is tucked behind electronic entry gates that provide controlled access to the property, with a secondary manual gate for flexibility. A wrap-around driveway leads to the home and down to the detached shop. Inside, the custom walk-out bungalow opens with high ceilings, exposed beams, and wood and brick accents that carry throughout the home. The kitchen anchors the main floor with floor-to-ceiling cabinetry a double sided quartz waterfall island, pot filler, gas range stove and a butler's pantry positioned just off the main workspace, keeping daily function and hosting seamless. The main living area centers under the gorgeous wooden peak and beams. The fireplace finished in natural fieldstone flows into the living space with access to the covered patio, a true indoor to outdoor flow. A dramatic tiered chandelier with exposed bulbs creates a focal point in the large dining space. A private office sits just off the main living area, offering separation without feeling away from it all. The primary wing includes a walk-in closet, a spa-like ensuite with heated floors, 2 shower heads, soaker tub, walk in closet and access to the covered hot tub. The secondary bedrooms are joined by a Jack-and-Jill bathroom complete with a double vanity and private water closet. A shared children's office space is tucked between the rooms which adds flexibility for homework, creative work, or everyday use. All bathrooms in the home feature heated floors. The boot room off the garage has main-floor laundry with additional laundry hookups in the basement. The lower level is fully developed and designed to connect seamlessly to the outdoors, with walk-out access to a concrete patio. This level includes 3 bedrooms, including a guest suite, the

other two bedrooms are situated between a large bathroom with double vanity and water closet. The space is elevated with a wine room, a wet bar with island, and a hidden safe room with a locked steel door. The attached heated triple garage is finished with epoxy floors and includes a dog wash with hot and cold water, a sink, and a mezzanine landing. The detached 30x40 heated shop is designed to be used year-round. Finished with epoxy floors, it includes a fully set up GS-PRO golf simulator and plumbing for a future wet bar. The outdoor living area features a heated pool and deck, a playground, a zipline, and a large covered patio. There are natural gas hookups in place for both a BBQ and a fire table. The property spans 2.99 acres with CR2 zoning, allowing for horses or small agricultural use. The home is positioned on a raised berm, allowing water to naturally flow away from the foundation. Additional features include city water, a two-stage septic system, hot-water-on-demand, air conditioning, Control4 automation throughout, full perimeter fencing, and two camper pads with 30-amp power.