



GRASSROOTS
REALTY GROUP

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

MLS # A2284089



\$1,179,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,920 sq.ft.	Age:	2016 (10 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:	Full	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: Shed

Welcome to this exceptional 5-bedroom bungalow offering over 3,800 sq. ft. of fully developed living space, set in a picturesque and private setting. This luxurious home features a massive triple-car garage and showcases a refined blend of architectural excellence and modern elegance. Step into a spacious, welcoming foyer that flows seamlessly into the heart of the home. The open-concept main living area is highlighted by soaring ceilings, abundant natural light, and a stunning central fireplace—creating an inviting space ideal for both everyday living and entertaining. The gourmet kitchen is a chef’s dream, complete with high-end stainless-steel appliances, granite countertops, and an oversized island perfect for meal prep and casual dining. The adjacent dining area offers beautiful views of the professionally landscaped backyard. One of the standout features of this home is the sunken pool, accessible from the walkout basement—your private oasis for summer relaxation and unforgettable entertaining. The primary suite is a true retreat, featuring a spa-inspired ensuite with a deep soaker tub, separate shower, and walk-in closet. Four additional generously sized bedrooms provide ample space for family and guests. The walkout basement is designed for leisure and entertainment, boasting a state-of-the-art theater room, along with plenty of space for a games area, home gym, or recreation room. Outdoors, the beautifully landscaped grounds offer exceptional privacy and tranquility. Enjoy outdoor living on the massive deck that spans the full width of the home—perfect for entertaining, relaxing poolside, or dining al fresco. With over 3,800 sq. ft. developed, a massive triple-car garage, sunken pool, walkout basement, and premium finishes throughout, this remarkable bungalow represents luxury living at its finest. A rare

opportunity—come experience it for yourself today.