



711045 Range Road 53  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2296060



**\$1,489,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,330 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	3.26 Acres		
<b>Lot Feat:</b>	Front Yard, No Neighbours Behind, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** refrigerator (x2), stove (x2), dishwasher (x2), washer (x2), dryer (x2)

Luxury meets practicality in this one-owner, custom built 2018 home, designed with intention, flow, and everyday comfort in mind. Pulling into your oversized 27x30' attached garage, you're welcomed into a spacious entryway, your main floor laundry, and a convenient 3-piece bathroom, keeping everything functional and within reach. Down the hall, you'll find your primary retreat. The attention to detail stands out immediately with a custom sliding barn door that ties seamlessly into the design of the adjoining rooms. The bedroom itself offers direct access to your covered, south-facing deck (also accessible from the main living area), creating a perfect indoor-outdoor connection. Your 5-piece ensuite features dual sinks, a soaker tub, and a walk-in shower, leading into a thoughtfully designed walk-through closet that loops back to the garage entry. Beyond the primary suite, the home opens into a formal dining space and a beautifully finished kitchen. Granite countertops, carried throughout the entire home, highlight the space, along with a massive island with sit-up seating, a dedicated coffee bar, dual-tone cabinetry, and a corner pantry offering plenty of storage. The kitchen flows effortlessly into the main living room, where a gas fireplace and large south-facing windows fill the space with natural light. Also on the main level are two additional bedrooms and a 4-piece bathroom, offering space for family or guests. Heading toward the front entry, the stairwell leads you to the fully developed lower level. Downstairs, you'll find three more spacious bedrooms, in-floor heating for year-round comfort, two large living areas that can be utilized to your liking, and another 4-piece bathroom. There's also plumbing in place for a future wet bar, adding even more potential to the space. Additional features in the home include tankless hot water, reverse

osmosis servicing both the kitchen sink and fridge, and central A/C. Step outside to enjoy your private yard, complete with a graveled fire pit area, perfect for relaxing or entertaining. Another amazing feature is the impressive 40x60' detached shop with a 16x60' covered lean-to and a fully self-contained 1580 sq.ft. two-storey suite. The shop is built to perform, featuring 200 amp service with a welding plug, in-floor heat, a sump pit, and an overhead door leading directly into the covered lean-to. The mezzanine level is equally well-equipped with both in-floor and radiant heat. For the suite, you'll find a functional layout starting with a laundry and storage area that leads into a comfortable living space. The main level includes a 3-piece bathroom and a living room that offers plenty of space to unwind, while upstairs you'll find a large primary bedroom complete with a gas fireplace and a private balcony. The suite also features in-floor heat and its own reverse osmosis. A rare combination of high-end finishings, thoughtful design, and fantastic versatility make for an incredible home. Book your showing today!