



7 704016 RGE RD 70
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2296283



\$998,800

Division:	The Banks at Spring Creek		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,634 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.67 Acres		
Lot Feat:	Private, Treed		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	COUNTRY RESIDENTIAL (CR-2)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: N/A

Serenity.....Treed Privacy.....Luxury....Welcome To The Banks At Spring Creek! Start your tour of the property and you will immediately notice the TREED PRIVACY as you wind your way up to this stunning home. Luxurious HARDIE BOARD, BLACK ACCENTS, and a welcoming FRONT PORCH will make you feel right at home. Step into true acreage elegance and enjoy the warmth of the LARGE ENTRY ROOM w/ 2-PIECE BATHROOM for convenience. As you make your way into the main floor living space the endless features are sure to have you dreaming of what life in this home could look like.....SOARING FLOOR TO CEILING STONE WOOD FIREPLACE which meet SHIPLAP CEILINGS, MASSIVE WINDOWS FOR ABUNDANT NATURAL LIGHT & PANORAMIC VIEWS OF THE PROPERTY, A BANQUET STYLE FORMAL DINING SPACE...& the kitchen.....MAGAZINE WORTHY.....MASSIVE STONE COUNTERTOP ISLAND, EXQUISITE COUNTER TO CEILING CABINETRY.....CUSTOM BACKSPLASH....GAS STOVE...MASSIVE FARM SINK...& yes a SPACIOUS BUTLER'S PANTRY FOR EXCEPTIONAL STORAGE & UTILITY! Completing the main floor is access to the REAR DECK overlooking the tremendous yard space, perfectly located LOCKER ROOM & STORAGE AREA w/ a stylish HERRINGBONE TILE FINISH, & access to the TRIPLE GARAGE. Explore the top floor and be amazed by the SPRAWLING LOFT AREA exceptional for a second living & entertaining space. Continue on to the ENORMOUS PRIMARY BEDROOM featuring DUAL WALK IN CLOSETS & A 5 PIECE ENSUITE for ultimate relaxing offering a STYLISH EXPANSIVE TILE SHOWER, DUAL SINKS, AND STAND ALONE SOAKER TUB. The upper floor also offers 2 ADDITIONAL BEDROOMS, UPSTAIRS LAUNDRY, A 4 PIECE

BATHROOM with DUAL SINKS excellent for guests and families alike, and a BONUS HIDDEN OFFICE. Did I mention CITY WATER & CENTRAL AIR for ultimate comfort! Welcome to acreage living at its finest....WELCOME HOME!