



GRASSROOTS
REALTY GROUP

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10, 51023 Township Road 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2300659



\$2,375,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,200 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	2.47 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog R		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	11-71-5-W6
Exterior:	Stone	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Experience the pinnacle of executive acreage living in this brand-new, fully custom estate by Homedge Grande Prairie. Completed in December 2024, this architectural triumph is perfectly positioned on 2.6 private acres backing directly onto Crown land and Bear Creek. Here, your backyard is a permanent sanctuary of protected forest and water, ensuring a level of seclusion that is simply irreplaceable. The Residence: Modern Sophistication Spanning over 4,200 sq ft of finished living space, the main home is a masterclass in "single-level luxury." The open-concept floor plan is anchored by floor-to-ceiling windows that dissolve the boundaries between the designer interior and the rugged natural beauty outside. The Chef's Atelier: A culinary dream featuring a "Viking range, Sub-Zero panel-ready refrigeration, and a massive 12-foot social island. The walkthrough butler's pantry—complete with Sub-Zero drawer fridges and a dedicated coffee station—makes hosting effortless. The Sunroom (The Crown Jewel): Designed for all four seasons, this space features soaring ceilings, cement in-floor heating, and a wood-burning cookstove. In the summer, the glass garage-style door disappears to merge with the patio; in the winter, it remains a warm, panoramic vantage point overlooking your private swimming pond. The Primary Retreat: A spa-inspired sanctuary with a freestanding soaker tub, a massive walk-in shower, and a boutique-style closet. The Lower Level: Includes a 1,200 sq ft ground-level gym/flex space with direct backyard access, perfect for the fitness enthusiast or a high-end hobby room. Rarely does a secondary building match the caliber of the main home. Built in 2020, this 2,500 sq ft fully finished shop is a professional-grade facility: 3-Bay Configuration including a dedicated RV bay. Full Living/Office

Quarters: Featuring dual offices, a full kitchen, laundry, and a bathroom. Climate-controlled with A/C and integrated into the property's full reverse osmosis water system. Technical Excellence & Comfort This estate is as smart as it is beautiful. Designed for total peace of mind, the mechanical systems include: Climate Control: Air conditioning in the home, gym, and shop; dual furnaces. Water Security: High-efficiency well with a comprehensive Reverse Osmosis system servicing the entire property. Preparedness: Full hookups installed and ready for a Generac backup system. Quality Finishes: Wide-plank LVP flooring, an LG Steam Closet (Styler) in the designer laundry, and custom blinds throughout. This is more than a home; it is a legacy property.