



GRASSROOTS
REALTY GROUP

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722072 Range Road 44
Grande Prairie, County of, Alberta

MLS # GP202175



\$1,320,000

Division:	Rural Grande Prairie, County of		
Type:	Acreage with Residence		
Style:	2 Storey		
Size:	3,482 sq.ft.	Age:	1982 (37 yrs old)
Beds:	3 up / 2 down	Baths:	4 full / 2 half
Possession:	Negotiable		
Garage:	Attached, Double, Heated		
Driveway:	Gravel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Taxes:	\$ 5,521
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	Stucco	Lot Fee:	-
Land:	Landscaped, Treed	Maintenance Fee:	-

Features: Central Air Conditioning, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Laundry-In-Suite, Laundry-Main Floor, Non-Smoking Home, Patio, Pet-Free Home

Inclusions: Garden Shed, Electric Heater in Garage

Private country living just 15 km East of Grande Prairie where "Tuscan Villa meets Humble Prairies". This elegant home will leave you in awe as soon as you walk into the foyer and notice the Italian Chrystal Chandelier. With gorgeous European touches this home is one of a kind and filled with ambience. Huge kitchen features granite countertops, stainless steel appliances, island, large formal dining room and breakfast room. Living room comes complete with oak panelled wall surrounding the gas fireplace and a full wall of windows. Upstairs the master bedroom has a beautiful ensuite, door to large deck and access to private office plus you will find 2 more bedrooms & a large bathroom. Walkout basement is finished with family room, 2 large bedrooms with private baths & laundry room plus plenty of storage. The landscaping in this home is unbelievable with beautiful gardens, stone patio with vine covered pergola, firepit, carriage house/shop & tons of mature trees/shrubs on this 40 acres.