



GRASSROOTS
REALTY GROUP

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44 712068 Range Road 74
Grande Prairie, County of, Alberta

MLS # GP204770



\$1,300,000

Division:	Mountain View Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	2,596 sq.ft.	Age:	2009 (10 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Immediate		
Garage:	Attached, Heated, Triple		
Driveway:	Circular, Gravel		

Heating: In-Floor, Natural Gas

Floors: Carpet, Ceramic/Marble, Hardwood

Roof: Asphalt Shingle

Basement: Full/w Walkout

Exterior: Stone, Vinyl

Land: Landscaped

Water: -

Sewer: Septic Field

Taxes: \$ 4,820

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Features: Central Air Conditioning, Central Vacuum, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Patio, Sump, Sunroom/Solarium, Wet Bar

Inclusions: 2 fridges, double ovens, microwave, jennair gas grill & stove top, washer & dryer, trash compactor, dishwasher, central vac & attachments, blinds, air conditioner, 10x20 garden shed, 14x22 tool shop, 2 garage door openers & 2 controls

This gorgeous 2600 sq ft home, that shows like new, on 3 very nicely landscaped acres, is a must see property. Built efficient to the highest standards, Superior ICF walls to the trusses, radiant in floor heat, AC, and triple pane low E TIR coated windows just to mention just a few. See the long list of upgrades, no detail was over looked. A one of a kind custom designed home with soaring ceilings, stunning chefs kitchen, beautiful views out the huge atrium wall, and a 2600 sq ft fully finished, very bright, walkout basement. The detailed architectural mouldings are magazine worthy. The home and grounds are made for entertaining. Far too many features to list. Only 7 minutes from Costco and the new hospital. If your looking for something exceptional this is it!