



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

26, 742033 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2033676



\$895,000

Division:	Spruce Villa Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,720 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.81 Acres		
Lot Feat:	Low Maintenance Landscape, Landscaped, Many Trees, Underground Sprink		

Heating: In Floor, Hot Water, Humidity Control, Natural Gas

Water: Private

Floors: Hardwood, Tile

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: 15-74-5-W6

Exterior: ICFs (Insulated Concrete Forms), Vinyl Siding

Zoning: CR-4

Foundation: ICF Block

Utilities: -

Features: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Pantry, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, 5 burner gas stove, built in oven, dishwasher, washer, dryer, central vac and attachments, GDO and 2 remotes, window coverings, cell phone booster, satellite dish (high definition- Bell), reverse osmosis, pet fence

The acreage you have always wanted without the extra work that usually comes along with acreage living! Every aspect of this acreage has been well thought out from energy efficiency to ease of maintenance. Not only is the home super quiet and energy efficient but the yard is easy to maintain with an inground sprinkler system that is fed by a 1500 gallon rain-water storage system and landscaped in such a way that you can literally spend only 1 hour a week to maintain the yard. This beautiful acreage is set on 3.81 private acres surrounded by trees in Spruce Villa Estates only 25 minutes from Grande Prairie and paved right to your driveway! The home is a 2720 sq ft two-story home and was built with all exterior walls ICF right to the rafters, a double attached garage with epoxy floor and a 42'x60' heated shop. The exterior of the home is maintenance free. Attention to detail is evident from the custom built cabinets and the hydronic in-floor heat on all 3 floors to the engineered hardwood and tile through-out. The main floor is perfect for hosting friends and family with the large kitchen equipped with tons of cabinets and counter space, a sunny west facing dining area with garden doors leading to the deck and a quaint sitting area with lots of windows allowing for natural light as well as a sound-proof family/theater room complete with a projector and screen. A home office and a 3 pc bath with ample storage top off this level. Escape upstairs to the primary suite where you have more than enough space to relax and unwind in the large bedroom (with an amazing walk in closet), in the sitting area, on the balcony or in the lovely 4 pc ensuite with an air tub and separate shower. 2 additional spacious bedrooms up with a 4 pc bathroom and a laundry room complete with a sink, cabinets and counter space for folding. The basement has 8'x8' ceilings, large windows

and is open for development.. The shop is 42' x 60', exterior and interior tin walls, wood frame construction with 18' ceilings and a 14' x 16' overhead door, radiant tube heating with a washroom/laundry room and a mezzanine. Located close to Spruce Meadows golf course, this lovely home must be seen to be appreciated. Call your favourite Realtor today!