



1701, 60017 Township Road 704A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2110607



\$689,900

Division:	Dunes on 17		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,824 sq.ft.	Age:	2006 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Parking Pad, Triple Garage Detached		
Lot Size:	0.45 Acre		
Lot Feat:	Corner Lot, Landscaped, Street Lighting, On Golf Course		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Vinyl, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-70-6-W6
Exterior:	Mixed	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this exquisite home, located in the prestigious gated community of Dunes on 17, offering unparalleled views that will leave you breathless. One of the standout features of this property is its unique positioning, backing on to hole 18 and having hole 17 parallel to the home. With no neighbors on one side or behind the home, you'll enjoy a sense of privacy. Take advantage of only being a 3- minute walk to the course, ready to tee off and enjoy a round of golf at your leisure. This luxurious property boasts six spacious bedrooms and three and a half bathrooms, ensuring ample space for the entire family to thrive. As you step inside, you are greeted by an inviting entranceway featuring in-floor heating, providing a warm welcome throughout the year. The oversized triple car garage also benefits from this feature, allowing for comfortable parking and storage. Additionally, the basement of this property also benefits from in-floor heating. The heart of this home is undoubtedly the master bedroom, a true sanctuary offering ultimate relaxation. Pamper yourself in the five-piece ensuite bathroom, complete with a rejuvenating jetted tub, perfect for unwinding after a long day. The master bedroom provides direct access to a covered deck, allowing you to immerse yourself in the captivating views just steps from your back door. Storage will never be a concern in this home, with an abundance of space available throughout. From the generous closets in each bedroom to the ample under-deck storage and extra shed in the yard, there is a place for everything, ensuring a clutter-free living environment. This home truly offers the best of both worlds, combining luxurious living with stunning views while only being a few minutes outside of city limits. Don't miss the opportunity to make this exquisite property your own and experience a lifestyle of comfort and elegance.