



GRASSROOTS
REALTY GROUP

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745038 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2119433



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,160 sq.ft.	Age:	2020 (4 yrs old)
Beds:	6	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	10.01 Acres		
Lot Feat:	Lawn, No Neighbours Behind, Private		

Heating:	Forced Air
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	35-74-5-W6
Zoning:	CR-5
Utilities:	-

Inclusions: Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings

ABSOLUTELY STUNNING CUSTOM BUNGALOW ACREAGE ON 10 ACRES OF CR5! This 2020 'Grande West' built rancher-style custom is magazine worthy, and has custom upgrades in every square inch of the home! This 6 bed + office home is located approximately 25 minutes North of Grande Prairie, and 10 minutes North of Sexsmith... the perfect short commute replacing your stress of the city with serenity, tranquility and peace! As you walk in the main doors, you will be welcomed by a cozy entry way and towering 13' ceilings framed by beams, and gas fireplace in the living room. Home has luxury vinyl flooring and custom tile - functional enough for acreage living but still oh-so stylish. The kitchen is a Chef's dream with quartz counter tops, massive island (built-in wine cooler), professional series appliances (side by side commercial fridge/freezer), modern back-splash, custom cabinetry + range hood, farmhouse sink and so much more. Home features upgraded black in and out window frames, giving it a chic, modern farm-house feel. Dining Room is XL for the largest family gatherings and features separate WINE CLOSET. The entrance from the 30x40' attached garage is impeccably laid-out, both functional and stylish with mudroom, laundry room, oversized walk-in pantry and full 5 piece bathroom. Garage is heated and has high garage doors, dog run/door + large landing. On the opposite side of the home is the DREAMY primary suite - an absolute oasis, with tray ceiling! Large walk-in closet and en-suite features dual sinks, custom cabinetry, massive custom tile shower with rain shower head and private toilet room. Home also features large deck + enclosed SCREEN ROOM - an entertainers dream! The basement is large and practical for the large family. 5 bedrooms or 4 beds + Gym, large family room, ample storage + carefully crafted

jack and jill style 5 piece bathroom. Yard is landscaped, treed and features 3 outbuildings, a nice fire-pit area and great mature trees surrounding the property. There are SO many features to this home, it can't be captured in a write up, it needs to be seen to be appreciated. Functional, stylish and priced far below cost to recreate!