



30, 705033 Road 65 Range
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2130883



\$1,195,000

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|------------------|-----------------------------------------------------|---------------|-------------------|
| Division: | Park Meadows | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,800 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Quad or More Detached, Triple Garage Attached | | |
| Lot Size: | 6.85 Acres | | |
| Lot Feat: | No Neighbours Behind, Landscaped, Many Trees, Treed | | |

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|--------------------|-----------------------------------|-------------------|--------------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Mound Septic |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | CR-2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Built-In Microwave

Discover an exclusive private estate nestled within Park Meadows, offering a serene escape on nearly 7 acres, merely minutes away from the heart of town. This estate is graced with city water services and is a testament to privacy and luxury, featuring an electric gated entrance and a meticulously crafted bungalow by Urban Escapes. The residence boasts a walkout basement that opens to a spacious patio designed for lavish gatherings, complemented by 5 expansive bedrooms. The primary suite is a masterpiece of comfort, including a large ensuite bathroom with a soaker tub, an immense glass shower, and a walk-in wardrobe. The heart of the home is a stunning kitchen/living great room, highlighted by custom hickory cabinets from LaFleur Custom Cabinetry, premium granite countertops, and an array of custom finishes. This space is perfect for entertaining, with an eat-up bar, dining area, and a covered BBQ deck, all set against the backdrop of elegant hardwood floors. Comfort is ensured year-round with features including both wood and gas fireplaces, air conditioning, and in-floor heating. The property's exterior showcases professional landscaping with Unistone pathways, hand-set rock works, a stone patio, aggregate walkways, and a meticulously maintained garden, lawn, and trees. Adding to the allure a magnificent 41 x 29 triple garage, 54 x 48 shop with an 11' overhang lean-to off the back, an RV pad, and no rear neighbors, ensuring ultimate privacy. Surrounded by a friendly community and endless recreational opportunities right at your doorstep, this rare find is a unique opportunity to own a piece of paradise.