



**49, 54049 Township Road 712
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2148909



\$2,295,000

Division:	Willowood Estates		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	3,622 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, RV Access/Parking		
Lot Size:	4.27 Acres		
Lot Feat:	Few Trees, No Neighbours Behind, Landscaped, Many Trees, Pasture, Slope		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Cistern
Floors:	Tile	Sewer:	Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	8-71-5-W6
Exterior:	Mixed, Post & Beam, Silent Floor Joists	Zoning:	CR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Acreage Living, just seconds from City limits, look no further than this peaceful bungalow situated on 4.27 Acres in Willowood Estates. Featuring around 3600 total sq ft on all levels, 5 bedrooms, 4.5 baths, plus office and 3 Season Room. This magnificent home has all the amenities you need to enjoy, year after year. A gorgeous location with a floor plan that has been completely remodelled, there is natural light from all angles. The kitchen is a chefs dream with an impressive island, tonnes of cabinetry, high end appliances including Qty 2 - Subzero Professional refrigerators, Wolf Professional Double Wall Oven, 48" Wolf gas stovetop, and 2 dishwashers. The huge island is perfect for both entertaining and prepping for guests. Hardwood and tile flooring, granite countertops, wood fireplaces, A/C, and built-in extras such as bookshelves and study desks. The primary bedroom is an amazing retreat with a tranquil soaker tub, double sinks, in floor heat, tiled double steam shower and direct access to the rear oasis. This is perfect for enjoying quiet nights and can be enclosed by powered screens, prepped for an outdoor kitchen with power & hvac . The basement is perfect for both relaxation, entertainment or fitness. A bar area with appliances is a wine connoisseurs dream plus a huge pool table. The home also features an oversized garage with epoxy finished floors. There is detached heated 40 x 60 foot shop to store all your toys. It comes with a 2 post car lift yet to be installed and a mezzanine up top for added storage. There's enough land and space for animals. This property is Zoned CR4 its magnificent beauty ticks all of your boxes, now its time for you to make it home.