



30, 712068 Range Road 74  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2151290



**\$799,900**

<b>Division:</b>	Mountain View Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	3.38 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	17-71-7-W6
<b>Exterior:</b>	Brick, Cedar, Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Seacan, Clubhouse, Central A/C

Nestled within the tranquil county subdivision of Mountainview Estates just 10 minutes West of Costco where you can escape the city hustle in a serene and peaceful environment. This bright and airy bungalow is a haven of spacious elegance, designed with an open floorplan that is more than inviting. Plenty of modern touches throughout such as wainscoting and feature walls keeps it unique while the numerous large windows keeps it sunlit. Culinary enthusiasts will revel over the white kitchen offering plenty of quartz counterspace with a marble island, newer dark stainless appliances, gas stove and storage for everything. While family and guests gather in the generous dining and living area beneath tall, vaulted ceilings. A beautiful washed brick wood burning fireplace is the heart of the living room. Boasting two expansive pantries, one a convenient walk-in, and the other wide with ample shelving, alongside a useful linen closet. A welcoming front entrance as well as a laundry room/mud room with sink and storage off the garage for a second entrance. Down the hall you can escape in the master oasis-a big bedroom with an amazing 5 piece ensuite. Relax and unwind in the deep tub or enjoy many shower heads/body jets in the fully tiled walk in shower. Heated floor and his/her sinks to top it off. A dream walk in closet where you'll have room for your entire wardrobe and then some, and a vanity area to get ready. Another bedroom and main bathroom complete this floor. The basement is wide open and bright with big windows showcasing a large living room, flex area, under stair storage. Three well appointed bedrooms, a main bath with heated flooring and yet another fully tiled walk in shower with two shower heads. The utility room has more storage, hot water on demand, central A/C, two cisterns and all the components for your home conveniently tucked

away. Oversized heated garage, complete with custom storage cubbies, mezzanine, electric lift, and under-stair storage, ensures plenty of space for vehicles and hobbies. The South facing composite deck is half covered, with a lower level built to fit a pool as well as stairs leading to the stamped concrete firepit area with built in seating. Outdoors, the new recycled asphalt driveway complements the lush surroundings, featuring a verdant mix of trees and fruit trees/shrubs, a dirtbike track with jumps and turns, volleyball court, kids play area with peagravel, storage shed, seacan, underground dog fence and a few holes for pitch and put. The children's two-floor clubhouse, complete with power, promises endless fun. Ample parking with RV hookups. RR74 is schedule to be paved before October 2024. Don't walk, run to see this beauty! Ask your realtor for the list of updates in supplements