



41-704010 Range Road 64
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2170966



\$974,999

Division:	Mystic Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,812 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	3.01 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Drinking Water, Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-70-6-W6
Exterior:	Cement Fiber Board, Stone	Zoning:	CR-2
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Stunning 1820 sq ft bungalow on 3 acres, surrounded by mature trees in the serene neighbourhood of Mystic Ridge, just 10 minutes from town. Step inside to be welcomed by the breathtaking open-concept living, dining, and kitchen area. The living room features coffered ceilings and opens to a fully screened-in deck with a wood-burning fireplace, offering the perfect spot to relax while taking in the breathtaking forest views, all year long. The deck is constructed with durable Trex decking, ensuring low maintenance and lasting quality. The kitchen is a dream, with ceiling-height cabinetry, a large island complete with a wine chiller and prep sink, quartz countertops, and a custom-built solid walnut dining table. It also includes a double oven with a natural gas stovetop accented by a striking stone hearth, a built-in microwave, and more. The main level includes a spacious 3-piece bathroom with a glass shower, a bright guest bedroom, and the luxurious master suite. The master features in-suite laundry, an expansive walk-in closet, and a 5-piece ensuite boasting double vanities, a glass-and-tile shower, a clawfoot tub, and a private water closet. Downstairs, a beautifully lit maple hardwood staircase leads to the lower level, where you'll find a THEATRE ROOM, wet bar, two additional bedrooms, an office or storage space, and another 3-piece bathroom. The home also features an oversized triple-car garage, thoughtfully designed with epoxy flooring, in-floor heating, humidity control, three drains, and a convenient sink ; connected to a functional mudroom with built-in storage. This home is truly a rare gem you won't want to miss—offering unparalleled privacy, luxury, and space.