



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

64033 Township Road 720
Grande Prairie, Alberta

MLS # A2201221



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,760 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Gated, Gravel Driveway, Heated Garage, Multiple Driveways, See Remarks		
Lot Size:	8.28 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RCRSA
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage		

Inclusions: refrigerator, gas stove, dishwasher, washer, dryer, outbuildings

If you want the benefits of country living but love the City & all its services close by, then THIS is the spot for you! Situated not within a subdivision, is this AMAZING, 8+ acre property with shop, triple garage, sheds, wonderful yard, and 5 bedroom, 3 bathroom fully-developed home - all meticulously well-kept! House underwent extensive renovations 6 years ago turning it into the stunning, show-stopper it is today. Plethora of eye-catching details including: contemporary closet doors, quartz countertops, lovely flooring, attractive cased openings between rooms, and unique stair railing & co-ordinating fireplace mantel shelf on the great room's centrepiece of floor to ceiling, tiled surround. Second living room upstairs provides additional spaces to relax or to entertain guests. Stunning kitchen with contemporary off white & contrasting brown cabinets in an enormous quantity & gorgeous travertine backsplash, large u-shaped island with overhang for additional seating, and stainless steel canopy rangehood & appliances. Dining area has patio doors that lead to the two-tiered composite deck with glass & aluminum railing, built-in brick outdoor cooking area with BBQ & fridge nook. Summer BBQ season with friends & family is just a few weeks away! Primary bedroom has barndoor to the beautiful ensuite, with striking walk-in shower & soaker tub. Downstairs has the 2 generously sized bedrooms, huge family room with ample, flexible space to have exercise, media & entertaining, play & office designated areas. Wide hallways, storage room, exquisite bathroom, and finished laundry room with closets, cabinets, stainless steel sink & folding/sorting surface plus raised appliances for ease of loading & unloading, completes the level. Main level also has back door mudroom with closets & handy clean-up sink. Side door and a few steps takes you to

the DREAM detached, clean, heated garage with storage cabinets. Your pickups will fit in no problem with plenty of room to spare. Outside, you will LOVE the very private yard, your personal paradise, framed with extensively planted trees & white fiberglass fencing. Huge 40' x 50' shop with 14' x 14' overhead doors, concrete floor built to withstand heavy equipment plus second driveway & locking gate provide incredible opportunity to run your business out of. Possibility for the hobby horse enthusiast to expand more pasture for other animals in addition to the small fenced area fitting for a pony or goat. There is also metal animal shelter, garden and tack & horse feed sheds for more storage. Everything is super clean, & shows absolutely great! Located just west of the Bear Creek Golf Club and east of Hughes Lake and short distance off pavement. Don't miss viewing the 3D Tour and captioned photos. Act now and contact a REALTOR® today for more info or to view!