



**GRASSROOTS**  
REALTY GROUP

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26, 742033 Range Road 53  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2207581



**\$895,000**

Division:	Spruce Villa Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,720 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.81 Acres		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees, Private, Underground		

**Heating:** In Floor, Hot Water, Humidity Control, Natural Gas

**Water:** Private

**Floors:** Hardwood, Tile

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** 15-74-5-W6

**Exterior:** ICFs (Insulated Concrete Forms), Vinyl Siding

**Zoning:** CR-4

**Foundation:** ICF Block

**Utilities:** -

**Features:** Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Pantry, Walk-In Closet(s), Wired for Sound

**Inclusions:** Fridge, 5 burner gas stove, built in oven, dishwasher, washer, dryer, central vac and attachments, GDO and 2 remotes, window coverings, cell phone booster, satellite dish (high definition- Bell), reverse osmosis, pet fence

Private 2720 sq ft two-story home with 3 beds, 3 baths, an office and double attached heated garage as well as a 42'x60' heated shop! The main floor has a large kitchen with custom cabinets and tons counter space, a west facing dining area with garden doors leading to the deck and a sitting area with lots of windows allowing for natural light, a home office and 3 pc bath as well as a sound-proof family/theater room complete with a projector and screen. Upstairs is a large primary suite with a sitting area, a balcony, walk in closet and a 4 pc ensuite with an air tub and separate shower. 2 additional spacious bedrooms up with a 4 pc bath and a laundry room complete with a sink, cabinets and counter space for folding. The basement has 8'x8' ceilings, large windows and is open for development. Quality built home with all exterior walls ICF right to the rafters. The shop is 42' x 60', exterior and interior tin walls, wood frame construction with 18' ceilings and a 14'x16' overhead door, radiant tube heating with a washroom/laundry room and a mezzanine. Every aspect of this acreage has been well thought out from energy efficiency to ease of maintenance. Not only is the home super quiet and energy efficient but the yard is easy to maintain with an inground sprinkler system that is fed by a 1500 gallon rain-water storage system and landscaped in such a way that you can literally spend only 1 hour a week to maintain the yard. Attention to detail is evident from the custom built cabinets and the hydronic in-floor heat on all 3 floors to the engineered hardwood and tile through-out. This beautiful acreage is set on 3.81 acres surrounded by trees in Spruce Villa Estates only 25 minutes from Grande Prairie and paved right to your driveway! Located close to Spruce Meadows golf course, this lovely home must be

seen to be appreciated.