



DON'T GAMBLE WITH YOUR HOME.
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715084B Range Rd 65
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2091265



\$2,849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,954 sq.ft.	Age:	2015 (9 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	9.76 Acres		
Lot Feat:	Back Yard, Gazebo, Front Yard, Garden, Landscaped, Many Trees, Undergro		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Enter this incredible property through a powered gate in the city of Grande Prairie on 9.88-acres. Over 4 million spent to build this amazing acreage as you see it today!!! The stunning home is a massive 3954 sq ft on main floor, with over 7500 sq ft finished, boasting spacious open floor plan that is perfect for both family living and entertaining guests. The large cook's kitchen is equipped with topof-the-line appliances, including built in Sub Zero fridge and freezer, Wolf Induction Cooktop, Dual Wolf Ovens, and Dual Dishwashers. The home features total of 6 bedrooms, 4.5 bathrooms, an office, and a large spectacular master ensuite that includes his and her walk-in closets and separate vanities, insulated, covered, and heated deck as well as a 1000 sq ft uncovered deck with a saltwater hot tub. In addition to the main floor, there is a huge basement that includes two bedrooms, a gym, an open theatre room, and an amazing full wet bar with built in appliances. Attached, 4 car, 42 x 36 garage with epoxy flooring and commercial fume hood for winter barbeques. Outside, the property has a large gazebo with a fire pit, windscreen, and custom rock wall. There is also a 40 x 50 cover-all building with a gravel pad and 2-16x16 overhead doors, a stocked swimming pond with cemented sides and tons of sandy beach and dock and a 2 Bedroom Forest River park model trailer with designated septic tank and cistern, separate power and gas hookups. Amazing 8,800 Sq. Ft. shop alone was over 1.4 million to build with 10 inch walls, four 16x16 ft. electric overhead doors, instrument air throughout, heated epoxy floor and radiant heating, 200 amp power, tool storage room, office, two 3 piece baths, upper mezzanine with a theatre screen, stereo system, full kitchen with granite countertops, and appliances. Currently zoned as Residential CR5, making this property perfect for both living and

working. The owner spared no expense on this beautiful acreage, including approximately 3,000 tonnes of gravel with geosynthetic liner. There are also over 2600 large trees for added privacy and a complete irrigation system. This property is truly a rare find!