



DON'T GAMBLE WITH YOUR HOME.
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10201 67 Avenue
 Grande Prairie, Alberta

MLS # A2149695



\$2,350,000

Division:	Stone Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,630 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Heated Driveway, Parking Pad, Quad or More Attached, R		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Creek/River/		

Heating:	Boiler, High Efficiency, In Floor, Make-up Air, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s)

Inclusions: 2 x fridges, 2 x washers, 2 x dryers, 1 bar fridge, 1 x freezer, 3x dishwashers, 2 x ovens, 7 tv's & wall mounts, projector, AV receivers, attached cabinets in garage, 7 GDO and controls, 2 built in vac, security system equipment, water softner system

Step out of your dreams and into reality! Overlooking Bear Creek and at the end of a cul de sac, this breathtaking custom built property has a striking stone exterior, 4 car heated attached garage, as well as 3 car detached Carriage House. The house offers 5 spacious bedrooms, 3.5 luxurious bathrooms, a theatre room, gym, main floor laundry, formal and casual living and dining, and a library. The main entrance is a stunner- with views of the curved staircase, 2 story foyer ceiling, and beautiful front dining space. The back of the home is where you'll find the massive chef-approved kitchen with a large sit-up central island, and the gorgeous window-lined living area that features a beautiful coffered ceiling and an elegant fireplace flanked with built ins- the perfect area for entertaining guests or simply relaxing with family. The kitchen has top of the line appliances including full fridge, full freezer, 48" gas range with double ovens, as well as a baking counter, a butler pantry with an apron sink, dishwasher, and bar fridge and tons of storage! Upstairs, you will find the luxurious master suite with its own private library, triple sided fireplace, Juliette balcony, dual walk-in closets, and a 5pc ensuite bathroom that feels like you're in a five star hotel. The other four bedrooms are all spacious and feature their own unique design elements. There is a well organized entry from the attached garage with lots of room for coats and shoes. The theatre room in the basement is perfect for movie nights with friends and family, and is complimented by a games room, puzzle table, and bar area. The gym has plenty of room for machines and free weights. Outside, maintenance free landscaping offers the homeowners peace of mind knowing their yard will look amazing year round. The detached garage (Carriage House) offers triple car parking, with a 2 bedrooms suite above that is perfect for

guests, an office or as a private retreat for the homeowner. The property backs onto Bear Creek, offering stunning views and an opportunity to connect with nature. Whether you are a nature lover or simply seeking a quiet and peaceful location, this property is a true gem that offers a perfect blend of luxury, comfort, and privacy. This home is priced aggressively at about half the replacement value. The seller can offer some creative financing options for serious qualified buyers.