



DON'T GAMBLE WITH YOUR HOME.  
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**712005 RR100**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2190314**



**\$1,399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,756 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Garage Faces Side, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	34.30 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Pump, Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Steam Room, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Theatre seating can stay with home. Most furniture can be negotiable.

It isn't just one thing with this property, but everything combined that make this place one of a kind. You will notice this right away when you pull into your private spruce-lined driveway, where 9,000 trees were planted back in 1999. 20 year retirement plan anyone? Own your very own tree farm! Once inside you will find that the interior speaks of simple elegance and timeless design, while the land promotes unbridled exploration. From the spacious glass-enclosed deck that overlooks the creek, to the sprawling landscaped yard, to the man-made pond with waterfall, to the firepit and picnic areas, not to mention the many trail systems throughout the land and down to the creek, you will find multiple areas throughout the properties 34.3 acres for making memories with friends and family all summer long. And when the weather takes a turn, you will find plenty to do inside the 2,800 sq ft custom built home. On the main level, it may be hard to decide just where to hang out. The living area will certainly be a main gathering point, with its vaulted ceilings, bright windows, back deck access and stunning views just beyond the main fireplace. The kitchen will invite people to gather, with its custom built-in cabinetry, fireplace and sitting area, timeless black quartz countertops with raised breakfast bar and built-in wine rack. And then there is the master retreat, which you may never want to leave. With his and hers walk-in closets, a sexy black air jet tub with matching black quartz countertop in the double vanity and a gleaming black stand up shower, access to the back deck off of the sitting area, and room for a complete California king bedroom set, you will never want to leave. The main level also boasts 2 more bedrooms, 2 full bathrooms, an additional dining area and a spacious laundry room. In the massive open-concept basement you will find a full gym space complete with

steam shower, a built-in theatre system with a hidden projector screen, and nothing but space at the bottom of your winding staircase to add in a pool or fooseball table, arcade games, dance floor or whatever will keep your heart pumping on those foul weather days. You can even storm watch from your walk-out basement, under the canopy cover of the upper deck, on the poured aggregate stone sitting area. Down here you will find 3 additional bedrooms, the 5th bathroom, and a huge storage room. And then there is the 4,100 sq ft shop. With 2 - 14 foot overhead doors, in-floor heat, a bathroom area complete with stand-up shower and washer/dryer, 220V plug in and a 2nd level office space, you can confidently run any business you chose. Ready to dream big? Let's touring this property together!