



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**64033 Township Road 720
Grande Prairie, Alberta**

MLS # A2285101



\$1,075,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,760 sq.ft.	Age:	2000 (26 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:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RCRSA
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage		

Inclusions: Dishwasher, Dryer, Gas Range, Refrigerator, See Remarks, Washer

Experience the ultimate balance of tranquil country living with City amenities right at your fingertips. Situated outside of any subdivision, this meticulously kept 8+ acre estate offers an incredible lifestyle with a fully-developed five-bedroom, three-bathroom home, a dream triple garage, and a massive commercial-grade shop. Extensively renovated just 7 years ago, the home is a modern masterpiece featuring beautiful flooring, quartz countertops, and attractive cased openings. The great room highlights a spectacular floor-to-ceiling tiled fireplace, while a second upstairs living room provides additional space to relax or entertain guests. The stunning kitchen is designed to impress with contemporary two-toned cabinetry, a travertine backsplash, a large U-shaped island with seating, and high-end stainless steel appliances. When the day is done, retreat to the comfort of the primary bedroom, complete with stylish barn door leading to a beautiful ensuite with a walk-in shower and deep soaker tub. The main level also boasts 2 more bedrooms, the lovely main bathroom and a practical & thoughtfully designed, back-door mudroom. The fully finished lower level offers two generously sized bedrooms, an exquisite bathroom, massive family room with flexible space for a gym, media centre or play area, a premium laundry room with sink, multiple cabinets & easily accessible raised appliances, and to finish it all off, a sizeable storage room. The interior living area spills effortlessly outside onto the magnificent two-tiered composite deck with eye-catching glass and aluminum railing. Host guests utilizing the built-in brick outdoor cooking area with a BBQ and fridge nook, all overlooking a highly private yard framed by a variety of planted, mature trees providing a stellar windbreak, plus crisp white fiberglass fencing adds to the overall picture-perfect setting. Just steps from the home's

side door, is the detached, heated & spotless triple garage which easily accommodates large pickup trucks. For business owners, the massive 40' x 50' shop includes 14' x 14' overhead doors, a heavy-duty concrete floor, a dedicated second driveway, and a locking gate. Underground power being run to shop once ground thaws. Equestrian and hobby farm enthusiasts will also appreciate the small fenced area, metal animal shelter, garden shed, and dedicated tack and feed sheds, with plenty of room to expand the pasture. Located just west of the Bear Creek Golf Club and east of Hughes Lake, this exceptionally clean property shows absolute pride of ownership. View the 3D Tour and contact a REALTOR® today to schedule your private viewing!