



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**A-720017 Range Road 54  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2303654**



**\$1,690,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,417 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.78 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Many Trees, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RCRSA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** NA

Experience the idyllic charm of rural living paired with all the conveniences of city life just minutes away in this spectacular custom masterpiece! Boasting oversized windows that capture ever-changing dawn-to-dusk views, this home offers a spacious and airy open-concept layout, along with superb outdoor living in a timeless setting overlooking green pastures and wide-open Alberta blue skies. This peaceful dream acreage is located just minutes from the city of Grande Prairie. A gently curved drive welcomes you to this impressive 2417 sq. ft, 6-bedroom, 4.5-bath executive home, showcasing a bright layout with luxurious fixtures and finishings throughout. The family chef will love the inspiring culinary masterpiece kitchen, featuring white custom cabinetry, granite countertops, and top-tier stainless steel appliances, including double ovens and a butler's pantry. Rich vinyl floors flow gracefully throughout, complementing the oversized, functional island with an extended breakfast bar—perfect for morning coffee or quick snacks on the go. The dining room, accented with custom wood beams, is ideal for sit-down dinners and family gatherings. Extend your living space onto the stunning covered deck with timber beam accents—perfect for relaxing evenings, entertaining guests, or simply enjoying the panoramic views of the beautifully landscaped yard under northern skies. The sitting room showcases a handsome fireplace framed by custom shelving, creating a warm and inviting ambiance while offering tranquil views through large windows. A hallway leads to a 3-piece bath, laundry room, two generously sized bedrooms, and a convenient back entrance to the heated garage. Privately situated on one side of the home, the breathtaking primary suite features two walk-in closets and a spa-inspired ensuite that rivals any luxury hotel, complete

with a double soaker tub and dual-sink vanity. A beautiful staircase leads to the fully finished lower level, offering a media room, a centrally located wet bar for all your entertaining needs, and three additional bedrooms—one with access to the 4 piece bathroom, perfect for overnight guests, while the other two share a Jack-and-Jill bathroom. A cold storage room provides the ideal space for preserving goods from your own garden. This home is well-equipped with a forced-air furnace and in-floor heating. Additional features include a 18x51 cold shop for equipment storage, a heated 36x27 shop—sure to impress—and a 8.5 GPM well providing a reliable water source. This show-stopping home and property is a tranquil treasure, tucked away just a short 7-minute drive east of Grande Prairie. Call for your personal tour today.