



703010 Range Road 63
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2312410

\$1,299,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	29.65 Acres		
Lot Feat:	Dog Run Fenced In, Garden, Landscaped, Lawn, Many Trees, Native Plants,		

Heating:	In Floor, Fireplace(s), Wood Stove	Water:	Well
Floors:	Tile	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-70-6-W6
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Sauna, Separate Entrance, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: negotiable list of equipment / tools / outbuildings available

This custom built acreage and shop with living quarters sit on just under 30 acres only 6km South of the GP Correction Line in the Wapiti Nordic Ski Trail area. Throughout the property you will find cross fencing for animals complete with water sources for all types of farmlife. Not to mention kms of cleared trails, more trees than you can count, and nothing but privacy backing onto Crown Land at the tip of a dead end road. It is easy to get swept away out here and forget about the rest of the world. This property was meticulously planned and executed, with every detail poured over from the trenched water lines down to the superior craftsmanship in the home. Details are everywhere, so don't blink. In the home you will find beautiful archways, sprawling spaces, and spa-grade additions in the ensuite. Additional insulation between bedrooms, the upper and lower levels, as well as encompassing the entire house provide not just sound barrier but energy efficiency. There is in floor heat throughout the home, as well as a wood burning stove on the main level. A commercial-grade spa awaits you in the ensuite, with a jet tub inserted into the steam-shower. Rainfall surrounds you in this oasis, with three different shower heads offering 7 unique water features. You can really customize your at-home spa experience above and beyond a normal shower by stepping outside of your water oasis right into your cedar sauna, for a deeper body soul cleanse. The triple bay shop is double insulated with living quarters or office space above, perfect for a thriving business. Complete with a half bathroom, 3 overhead bays, and in floor heat ran by natural gas. Quick possession is available on this beautiful property, so reach out to your trusted Realtor today!