



GRASSROOTS
REALTY GROUP

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57, 704016 Range Road 70
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2315515



\$1,190,000

Division:	The Banks at Spring Creek		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,842 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	2.47 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	See Remarks
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Unknown
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	25-70-7-W6
Exterior:	Brick	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Houses are built, homes are Crafted! Experience the height of sophisticated architecture with this Modern Transitional home by Crafted Builders, perfectly situated in the exclusive Banks at Spring Creek subdivision. This stunning four-bedroom, three-bathroom custom build is designed with versatility in mind and can be tailored to custom fit any buyer's unique needs and lifestyle. The striking exterior makes a bold statement, featuring a masterfully balanced palette of dark finishes contrasted with elegant white stone accents and the natural warmth of wood features. Inside, the home is defined by light-filled, open-concept living areas that boast dramatic vaulted ceilings and intricate custom beam work. Windows are strategically placed to bathe every corner in natural light while maintaining the tranquility of the interior. The design includes a private primary suite wing, serving as an isolated retreat complete with a spacious walk-in closet. This property offers the best of both worlds, providing the peace and privacy of country living while remaining conveniently close to all the amenities of town.