



5, 704010 RR 64  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2316252



**\$1,499,900**

<b>Division:</b>	Mystic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,724 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Boat, Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Shed, central AC, garage heater, tree fort, window coverings. Sauna, pool table, golf simulator, foosball table, patio furniture, firepit furniture are negotiable

Welcome to luxury country living in Mystic Ridge. Situated on just over 3 acres, this fully developed 2,724 sq. ft. bungalow offers the perfect blend of upscale comfort, functionality, and outdoor lifestyle. Featuring 4 bedrooms and 3 bathrooms, this stunning home is designed for both everyday living and entertaining. Inside, you'll find high-end finishings throughout, a spacious open-concept layout, and thoughtfully designed spaces including a dedicated office and gym area. The impressive primary retreat boasts a spa-inspired ensuite complete with a dedicated dressing room/closet. This home is loaded with premium features, including city water, a Control4 smart home system, gas lines to the BBQ, fire pit, and stove, plus new carpet and paint completed within the last five years. The property continues to impress with a fully finished and heated triple attached garage, an additional 1,100 sq. ft. heated detached shop, and a 12' x 24' storage shed. The incredible outdoor living space, complete with a fire pit area, creates the perfect setting for entertaining guests or enjoying peaceful evenings surrounded by nature. A rare opportunity to own a luxury acreage, offering the ideal balance of privacy, convenience, and exceptional craftsmanship.