



732061 Rge Rd 65
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2320450



\$1,395,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,343 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.79 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	CR-5
Foundation:	ICF Block, Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Smart Home, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: fridge, stove and microwave in basement, tv mounts, a/c, garden shed, 2 fire pits and surrounding structure, play set, security system

Executive Country Estate – Luxury Living Just Minutes from the City Experience the perfect blend of elegance, craftsmanship, and country serenity in this remarkable custom-built executive home, offering over 6,000 square feet of exceptional living space on 3.79 beautifully landscaped acres. Built by a collection of the area's finest craftsmen, every detail of this stunning residence reflects quality, comfort, and timeless design. Ideally located on a quiet country road just 10 minutes from city limits and only 3/4 mile from pavement, this impressive home features a thoughtfully designed floor plan centered around a spectacular chef's kitchen complete with extensive custom cabinetry, granite countertops, and a large walk-in pantry. The adjoining dining area is surrounded by windows that capture views of the surrounding countryside, while the spacious living room is anchored by a striking feature wall with built-in cabinetry and a cozy gas fireplace. A tranquil reading room with a second fireplace and adjoining office provides the perfect retreat, while across the grand foyer you'll find a formal dining room accented with classic wainscoting, currently serving as an additional office space. A secondary entrance leads to an extraordinary boot room designed to handle the demands of an active family. The upper level offers potentially 6 bedrooms, highlighted by an incredible primary suite featuring a third fireplace, abundant windows, and charming horseshoe-shaped window seating. The luxurious ensuite and oversized walk-in closet complete this private sanctuary. Two bedrooms share a convenient Jack-and-Jill bathroom, while two additional bedrooms, an upstairs laundry room, and a massive bonus room above the garage provide ample space for family living. The fully developed lower level offers outstanding flexibility and could easily function as

a second home, featuring a complete kitchen with fridge, stove, microwave, and cabinetry, a large family room, bathroom, utility room, and abundant storage space. Additional highlights include a huge attached garage, in-floor heating throughout the basement, garage, and all tiled areas, extensive landscaping, and countless quality features too numerous to mention. A rare opportunity to own a truly exceptional country estate where luxury, functionality, and craftsmanship come together. This extraordinary property must be seen to be fully appreciated.