



GRASSROOTS
REALTY GROUP

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#6, 715034 Range Road 73
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2321831



\$1,159,990

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,920 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	3.10 Acres		
Lot Feat:	Few Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Pantry, Stone Counters, Vaulted Ceiling(s)		

Inclusions: NONE

There's something special about finding a home that feels both luxurious and effortlessly welcoming. Set on over 3 picturesque acres just minutes from the city and accessed by only 1 km of gravel, this exceptional walkout bungalow offers the perfect balance of refined living and peaceful acreage serenity. With over 1,900 sq. ft. of beautifully curated living space above grade, every detail has been thoughtfully designed to create a home that is as functional as it is stunning. From the moment you step inside, soaring vaulted ceilings, natural light, and timeless finishes create a warm, inviting atmosphere that instantly feels like home. At the heart of the property is a truly remarkable kitchen designed for gathering. Floor-to-ceiling cabinetry, stone countertops, a statement island, and a hidden pantry blend elegance with everyday practicality, while the open-concept layout allows conversations to flow effortlessly from the kitchen to the dining and living spaces. The living room is both classy and cozy, anchored by a beautiful gas fireplace and custom built-ins that add character and charm. Thoughtful details, including a built-in bench and carefully selected finishes, elevate the space while maintaining a sense of comfort and warmth. The primary suite is a private retreat designed for relaxation. Wake up to peaceful acreage views and step directly onto the deck with your morning coffee. The spa-inspired ensuite offers a luxurious escape with a deep soaker tub, oversized tiled walk-in shower, and a beautifully appointed space that invites you to slow down and unwind. Completing the main floor are two additional generously sized bedrooms and the convenience of main floor laundry, thoughtfully designed to support both everyday living and growing families. The fully finished walkout basement continues to impress with its tall ceilings and abundance of natural light. Whether hosting

movie nights in the theatre room, gathering with family in the spacious recreation area, or welcoming guests to the additional bedrooms, this level was designed for both entertaining and everyday enjoyment. Two more thoughtfully sized bedrooms and a beautifully finished bathroom ensure there is plenty of room for family and friends. Outside, the lifestyle is just as remarkable as the home itself. Spend long summer afternoons poolside, enjoy quiet evenings under endless prairie skies, and embrace the freedom that comes with over 3 acres of land. Whether your vision includes lush landscaping, mature trees, gardens, or simply open space to enjoy, this property offers the opportunity to create something truly special. A massive triple attached garage provides ample room for vehicles, toys, and all the essentials of acreage living. Private yet connected. Luxurious yet comfortable. This is the kind of home that rarely comes available—a place where elevated design meets the warmth and tranquility of country living. Come see for yourself today, it is worth it!