



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19, 61057 HWY 668
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2327972



\$2,100,000

Division:	Sandy Lanes Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,547 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Paved, See Remarks, Triple Garage Attached		
Lot Size:	5.09 Acres		
Lot Feat:	Many Trees, Paved, Private, See Remarks, Treed		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-70-6-W6
Exterior:	ICFs (Insulated Concrete Forms), See Remarks, Stucco	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Hot Tub(negotiable), Cabin, Garden Shed, Cell Booster, Reverse Osmosis, Security Systems, Wood Burning Stove (basement), Pet Fence, A/C Unit, Garage Sink and Shed.

Welcome to this one-of-a-kind 5.09-acre estate in Sandy Lane Estates, where quality craftsmanship, energy efficiency, and peaceful country living come together just minutes from town. Opportunities like this are becoming increasingly rare—a mature, private acreage of this caliber simply cannot be recreated in today's market. Custom built by Urban Escapes, this home was ahead of its time with ICF construction from the foundation to the rafters, triple-pane windows, and in-floor heat, creating exceptional year-round comfort and efficiency. The bright, spacious interior is filled with rustic charm, showcasing warm wood accents, expansive windows that flood the home with natural light, a stunning sunroom off the dining area, a kitchen meant for gathering with large island, eating bar and beautiful Italian Bertazzoni gas stove. Master bedroom offers a walk in closet, 5pc ensuite and a gorgeous view of the backyard. 3 additional bedrooms with one showcasing its own ensuite and walk in closet. Fully developed walkout basement offering 2 bedrooms, tv room and pool table room that walks out to lower patio and hot tub. Outside, the property is equally impressive. A massive 70' x 40' heated shop with two 14' overhead doors is complemented by a self-contained studio suite above with its own private entrance—ideal for guests, extended family, a home business, or additional rental income. Spend your evenings relaxing in the hot tub, unwind beside the peaceful pond complete with its own charming cabin, or enjoy the private walking trail that winds behind the neighbouring properties. This home combines style and efficiency like no other home has that I've seen, featuring Platinum Rating (R-2000 standard), R40 walls, R60 ceiling, 5 zones of in-floor hydronic heating, with brand new boiler, new furnace, a/c and new shingles in 2022. The attached

triple garage features durable epoxy floors, and with pavement right to the driveway, you'll enjoy all the benefits of acreage living without the inconvenience of gravel roads. Hidden from the road by the property's natural elevation and surrounded by mature trees, this estate offers a level of privacy, character, and versatility that is exceptionally difficult to find. Ask your realtor for additional information and specs on this one of a kind property.