



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

85, 712064 Range Road 51
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2328334



\$1,040,000

Division:	Meadow Brook Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,300 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	2.49 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Other, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-71-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Bottom washer as is

From the moment you arrive, this exceptional property offers an immediate sense of quality, privacy, and tranquility. Nestled on a beautifully treed 2.5-acre parcel just minutes from city limits, this remarkable estate combines peaceful country living with the convenience of nearby amenities. Designed with both comfort and functionality in mind, this custom home is loaded with premium features, including central air conditioning, in-floor heating, two furnaces, underground irrigation, upgraded appliances, a private theatre room, an oversized heated triple attached garage, a massive bonus room, a walk-out basement, and a newer boiler and septic system. The inviting front veranda welcomes you into a spacious foyer. The main floor showcases hardwood flooring throughout and features a bright, beautifully designed kitchen with abundant cabinetry and counter space, a large quartz island, walk-in pantry, formal dining room, full bathroom, and a generous mudroom/laundry room conveniently located off the finished 26' x 42' heated triple garage. Upstairs, you'll find two spacious bedrooms, each with its own walk-in closet, along with an impressive primary retreat complete with a sitting area, an expansive walk-in closet, and a luxurious ensuite featuring dual vanities, a soaker tub, and a beautifully tiled shower. A massive bonus room completes the upper level, providing the perfect space for a family room, games room, or additional entertaining area. The fully developed walk-out basement, complete with in-floor heating, adds an additional 1,395 sq. ft. of living space, bringing the home's total developed area to an impressive 4,746 sq. ft. This level features two additional bedrooms, a full bathroom, a private theatre room, and a wet bar, making it ideal for entertaining or accommodating guests. Step outside to enjoy the large upper deck, beautiful stone patio, and firepit area, all

overlooking the private, park-like backyard. Surrounded by mature trees, this peaceful outdoor oasis offers the perfect setting for entertaining, relaxing, or enjoying nature in complete privacy. Offering an exceptional combination of luxury, space, craftsmanship, and privacy, this truly one-of-a-kind property is unlike anything else currently available on the market. Don't miss your opportunity to experience everything this remarkable home has to offer—book your private showing today.