



GRASSROOTS
REALTY GROUP

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#10, 51023 Township Road 712
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2328739



\$2,199,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,331 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	2.47 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Tr		

Heating: In Floor, Fireplace(s), Forced Air, Wood

Water: Well

Floors: Concrete, Vinyl Plank

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space

LLD: 11-71-5-W6

Exterior: Cement Fiber Board, Stone

Zoning: CR-2

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Sub Zero integrated fridge, freezer, 48" Viking range, Integrated Cove dishwasher, Wolf drawer microwave, two Sub Zero refrigerator drawers, LG washer/dryer and Steam Closet. AC in house, gym and shop. Full reverse osmosis system for house, shop and garage. Garage door openers and remotes. Smart TVs in living room, primary bedroom, gym, shop main area and shop office. Appliances in shop: fridge, gas stove, dishwasher, washer, dryer. Security system. Levon Smart Home integration. Gas fire bowl at shop patio area. Custom window coverings.

There are homes you admire... and then there are homes that change the way you want to live. Less than five minutes from Grande Prairie, this extraordinary custom Homeedge-built bungalow was thoughtfully designed for every season of life. A place where mornings begin with coffee overlooking the water, evenings end beside a crackling fire, and every space invites you to slow down and stay a little longer. Soaring vaulted ceilings, a wood-burning fireplace, and breathtaking floor-to-ceiling windows fill the great room with natural light while framing uninterrupted views of the private swimming pond and mature trees. The chef's kitchen is the heart of the home, featuring custom cabinetry, panel-ready Sub-Zero appliances, and a beautifully appointed butler's pantry with built-in Sub-Zero refrigerator drawers, a custom coffee bar, sink, and stunning views. Wake each morning in a primary suite that feels like a private retreat. Floor-to-ceiling windows capture uninterrupted views of the pond and trees, while the spa-inspired ensuite offers a freestanding soaker tub, walk-in shower, double vanity, LED mirrors, and an expansive walk-in closet designed to elevate everyday living. With three bedrooms, a dedicated office, two full bathrooms, and a powder room, every inch of the home has been designed with intention. A designer laundry room with hidden drying racks, a LG steam closet (styler), it's own sink and storage space! The four-season sunroom may quickly become your favourite place, where in-floor heat, a wood-burning stove, and a full overhead glass door blur the line between indoors and out, opening directly to the backyard and overlooking the sparkling swimming pond. The attached 968 sq. ft. gym offers endless flexibility beyond fitness. Fully finished with in-floor heat, air conditioning, and an overhead door leading directly to the backyard, it could easily

become a private studio, showroom, expansive office, or whatever best suits your lifestyle. The attached heated garage is complemented by a beautifully finished mudroom featuring custom cabinetry, a utility sink, and its own powder room. The detached heated three-bay shop is equally exceptional, built to the same standard as the home. Complete with air conditioning, a full kitchen, full bathroom, laundry, two private offices, and an oversized RV bay. Step outside and you'll understand what makes this property truly unforgettable. A fully lined 50' x 20' swimming pond with an aeration system becomes the backdrop to everyday life, while the expansive concrete patio creates the perfect place to gather, celebrate, or simply watch the sunset reflect across the water. This isn't simply a luxury home. It's where birthdays become traditions, holidays become memories, and ordinary evenings feel like weekends away. A place that welcomes every chapter of life, and one you'll never want to leave.