



GRASSROOTS
REALTY GROUP

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71056 TWP 705 Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2330941



\$2,400,000

Division:	Spring Creek Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,169 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	14.15 Acres		
Lot Feat:	Corners Marked, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn,		

Heating:	In Floor, Forced Air	Water:	Public, See Remarks
Floors:	Tile, Vinyl Plank	Sewer:	Holding Tank, Other, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Fridge/Freezer, Wall oven, Stovetop, Microwave, Dishwasher, Washer x3, Dryer x3, Mini fridge x2		

Experience luxury country living on just under 15 acres with this stunning custom-built walkout bungalow, offering breathtaking views, no rear neighbours, a 74' x 78' shop, and endless possibilities. Only a few years old, this beautifully designed home showcases exceptional craftsmanship and thoughtful details throughout. The open-concept main floor welcomes you with soaring vaulted ceilings accented by exposed beams, creating an impressive yet inviting atmosphere. The chef-inspired kitchen features side-by-side refrigerator and freezer units, a wall oven, beverage fridge, premium finishes, and an oversized walk-in pantry. The spacious dining area is beautifully finished with custom wainscoting, making it the perfect place to gather with family and friends. The main level also offers two generous bedrooms, each with its own private ensuite, a dedicated office, and a functional rear entry complete with laundry, utility sink, a half bath, and direct access to the deck and fully enclosed screened room. Powered remote blinds throughout the main living area add an extra touch of comfort and convenience. The fully finished walkout basement was designed with entertaining in mind. A spacious family room features custom staircase lighting, a wet bar with plenty of room for a pool table, and a cozy sitting area centered around a pellet stove. The dedicated theatre room with tiered seating creates the perfect movie night experience, while three additional bedrooms provide exceptional space for family or guests, including one with a walk-in closet and private ensuite, plus two additional bedrooms, one connected by a Jack-and-common bathroom, and a second laundry setup. Step outside onto the covered patio where you'll find a hot tub and peaceful views overlooking the pasture beyond. The heated attached garage is finished with durable vinyl wall panels for easy

cleaning and features floor drains, making it practical and functional for everyday use. Outside, the property continues to impress with permanent Christmas lights, multiple storage sheds and outbuildings, RV parking (complete with a septic dump and additional holding tank), and an incredible 74' x 78' steel framed shop. Designed with reinforced concrete floors, clear-span construction, oversized overhead doors, mezzanine storage, office space, a full bathroom, a third washer and dryer, and wired for high-speed internet, the shop is perfectly suited for a home-based business, serious hobbyist, or equipment storage. The layout also offers the opportunity to create separate access to the shop, while the property itself offers subdivision potential for an additional approximately 3-acre parcel (subject to applicable approvals). Combining luxury, privacy, and outstanding versatility, this remarkable acreage truly offers the best of country living with the functionality to match. Book your private showing today!