



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**38, 64009 Township Road 704**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2112049**



**\$1,274,900**

<b>Division:</b>	The Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,178 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces S		
<b>Lot Size:</b>	2.97 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, See Remarks	<b>Water:</b>	Public, See Remarks
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-70-6-W6
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), See Remarks, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge x2, stove, dishwasher, microwave, washer, dryer, shed, custom window blinds, ac, garage heater, theatre speakers (10), 2 subs, 10' screen, JVC projector, dog run

Tranquility awaits at your own private oasis just min from City limits in the peaceful County neighborhood of the The Ranch. This custom built 2 storey home has jaw-dropping curb appeal on an irreplaceable 2.97 acre treed corner lot off a quiet cul-de-sac. Just a short drive South on pavement past the Nordic Ski trails you can find this custom built 2 storey home with all the features you could dream including City water! Upon entering the treed driveway you are greeted with concrete planters, retaining walls, center planter for turn-around drive and stunning covered veranda surrounded by gorgeous river rock features and composite decking. Large front entry welcomes you with tile flooring, convenient main floor office/den, 1/2 bath and down the hall is large main floor laundry room with sink & cabinets plus extra storage room with access to the massive 28'x45' fully finished, heated and meticulously maintained garage with 12' ceilings, built in storage cubbies, large mudroom area and brilliant back dog room with access to exterior dog run! Main floor living room features stunning hardwood flooring, large feature stone fireplace and beautiful West facing windows overlooking the patio and fully treed backyard. Open concept layout carries into the timeless kitchen with luxurious cabinetry, large center island with granite countertops. fabulous walk-in pantry and huge dining nook with access to the picture perfect rear patio. Upper level features 4 bedrooms, 3 oversized rooms with main bath and hotel like primary suite over 700 sq.ft with corner fireplace, massive walk-in closet, and beautiful ensuite featuring 4x8' shower, dual sinks, vanity station and dbl jacuzzi tub. Basement is fully developed and features 5th bedroom, 3rd full bath, large rec room with pool table, wet bar with additional fridge, quartz countertops and modern storage shelving just off the recently completed theatre room!

This space features 10' screen, JVC projector, 10 speakers, 2 subs and 2 tier theatre seating! Enjoy the game or your favorite family movie night in this exceptional space that can easily accommodate 8-10 guests! Outside is truly breathtaking! Upon exiting your oversized "man-cave" garage you can stroll the 2.97 acres while your family pup is safely secured in the oversized shaded dog run. Plan family gatherings around the 20x20' octagon firepit pad or take your ATV's out for a ride just min from the riverbank with tons of quading and hiking trails! This lot has been cleared of all the deadfall, features a great slope and has space ready for 40x40' shop with bump out on septic already in place! Built with love and attention to detail this home is sure to impress and offers a beautiful space for large family or a couple that loves to entertain! Call today for your personal tour!