



**GRASSROOTS**  
REALTY GROUP

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**25 703013 RR 64**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2189239**



**\$1,125,000**

<b>Division:</b>	Dunes West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,608 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.50 Acres		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Concrete, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Blinds, Front porch swing, TV Mounts x3, Garage heater, Hanging garage shelving(overhead), Shoe rack, Coverall shelter.

Absolutely stunning, custom home on 2.5 landscaped acres in desirable Dunes West! This turnkey property was constructed by Stonebuilt Homes less than a year ago and offers unparalleled farmhouse curb appeal backing onto leased crown land, walking distance to the Wapiti River and proximity to the Wapiti Nordic Ski Trails, Dunes Championship Golf Course and Nitehawk Ski Hill and Adventure Park. Enjoy the tranquility of acreage living surrounded by so many great amenities and the convenience of being close to town. This remarkable at-grade home (no basement!) boasts incredible indoor-outdoor living with ground level covered front and rear patios perfect for entertaining or relaxing. Step inside and be captivated by the numerous industrial farmhouse interior features, a true testament to the craftsmanship of one of Grande Prairie's premier builders. Highlights include hidden doors and storage, exposed brick walls, vertical panelling, striking wood beams and accents, sleek lines, polished concrete floors, floor-to-ceiling windows flooding the home with natural light, a raw steel fireplace, and soaring vaulted ceilings throughout. The designer kitchen is a chef's dream, featuring stylish white and black cabinets, floating shelves, stainless steel appliances (including a gas stove), and plenty of roll out drawers and storage. This exceptional home offers 4 bedrooms, 3 bathrooms, and a main floor office. A dedicated kids' retreat upstairs offers their own living room, bathroom, and two bedrooms &ndash; one with a fun hidden door and the other with a unique seacan-inspired door! Luxurious bathrooms showcase floating vanities and tiled showers with glass doors. The 1581 sq ft garage is fully finished and heated and includes dedicated fitness room and oversized boot room - a true necessity for acreage life. Property also features city water, air conditioning and concrete

sidewalk leading up to wonderful front entrance. This well-built home, with so many amazing features and so much style will have you excited to come home ever night and eager to entertain.