

**712005 RR 100 Range  
Beaverlodge, Alberta**

**MLS # A1005314**



**\$1,599,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence		
<b>Size:</b>	2,800 sq.ft.	<b>Age:</b>	1999 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Attached, Attached Garage, Double Garage Attached		
<b>Lot Size:</b>	34.30 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Irregular Lot, Private		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)

**Inclusions:** Theatre seating, projector, retractable screen, window coverings

Stunning views located on a private parcel with a beautiful river running through the property. Located just a short drive from Grande Prairie, this unique property is the definition of pride of ownership. Featuring a 5-bedroom 5-bathroom 2800 sq ft bungalow with a walkout basement and stunning views of the Beaverlodge river. A grand main living and dining area with large vaulted ceilings, and custom-built curved railings open to the family room below is perfect for large family gatherings and entertaining. A chef's dream kitchen with high end GE appliances, granite counters, custom built cabinets and pantry, and a large prep island with eating bar that overlooks a quiet seating area with custom built tv and media center. A casual dining area with bay window offers the perfect spot to sip your morning coffee and watch the sunrise. The master retreat offers 2 walk in closets, a 5 piece ensuite complete with air jet tub, and a sitting area with breathtaking views and a walkout onto the rear deck that overlooks the river running through the property. The other 4 bedrooms (2 up and 2 down) are 12 X 14 with large closets and oversized windows to allow for lots of natural light and stunning magazine like views. The entrance off the oversized garage has a large walk in coat closet, full bathroom and large laundry room with custom cabinets for all your cleaning supplies and extra storage. The family room with walkout to a covered exposed aggregate patio and fire pit is the heart of this home with an area set up for movie lovers featuring over 45 feet of custom built in cabinets to hold games as well as display family photos and keepsakes and all the theatre components. A hidden retractable screen allows for multiple uses and tucks away when not in use. The possibilities are endless with this large open area that would allow for a pool table as well as several other large games or

pieces of furniture. Downstairs also has a large home gym with cushioned floor complete with a bathroom and steam shower. A large office complements the basement as well as a large storage area and another full bathroom. This home is complete with speakers throughout both levels as well as the deck and in floor heat on all tile areas and forced air heat throughout to ensure your comfort. Tucked away from the main house, this property also has a large 4100 Sq ft shop with custom storage workbenches, a full bathroom, washer and dryer, office and is Heated with a Munchkin boiler. 16 ft ceilings and two 14 x 16 foot overhead doors allows access for large equipment or trailers and is also ran with 220V. Properties of this quality seldom come to market, book your showing today.