

**23, 721022 Range Road 54**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1116334**



**\$1,450,000**

<b>Division:</b>	Goldenrod Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 2 Storey		
<b>Size:</b>	3,051 sq.ft.	<b>Age:</b>	2008 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.89 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-72-5-W6
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For

**Features:** Bar, Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Steam Room, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** -

ELEGANCE IN EVERY DETAIL, NO EXPENSE SPARED IN THIS GORGEOUS CUSTOM BUILT HOME BY CARDON HOMES ON 4.89 ACRES IN GOLDENROD ESTATES. FLOOR PLAN OFFERS SPACIOUS FORMAL LIVING AND DINING ROOMS OFF THE FRONT ENTRY, MAIN FLOOR DEN WITH A VIEW OF THE STAIRCASE, EXPANSIVE CASUAL LIVING AREA WITH JAW DROPPING LIMESTONE FIREPLACE AND A GORGEOUS WALL OF WINDOWS WITH SOLID BRASS HARDWARE & SILK DRAPERIES, CHARMING CIRCULAR BREAKFAST NOOK, AND WELL APPOINTED KITCHEN WITH RICH WALNUT CABINETS, GRANITE COUNTERS, ISLAND, FULL FRIDGE & FREEZER, 36" GAS RANGE, POT FILLER, R/O TAPS, COFFEE AND WINE BAR, TV. THE CEILING DETAIL IS SPECIFIC TO EACH ROOM - COFFERED, TRAY, BEAM - ALL SPECTACULAR. TRANSEM WINDOW DETAIL OVER DOORWAYS IS BEAUTIFUL. UPSTAIRS HAS 2 SECONDARY BEDROOMS, EACH WITH WALK IN CLOSETS, FULL BATH, LAUNDRY ROOM, ROD AND CURTAIN DETIAL ADDS TO THE DRAMA. THE PRIMARY SUITE HAS IT'S OWN INTERIOR BALCONY FEATURE OVERLOOKING THE FOYER, FRENCH DOORS LEADING TO THE BEDROOM, STUNNING WALK IN CLOSET WITH WALNUT CABINETRY AND ISLAND WITH DRAWERS AND GRANITE COUNTER, ENSUITE WITH SEPARATE VANITIES, STEAM SHOWER, CORNER TUB WITH BEAUTIFUL OVAL WINDOWS ABOVE. BASEMENT RIVALS THE UPPER FLOORS WITH FULL 7.2 SURROUND THEATRE ROOM COMPLETE WITH DRAPERIES, KITCHEN-LIKE BAR WITH ISLAND, FRIDGE/FREEZER, AND OVEN, POKER ROOM, FULL BATHROOM WITH BEAM CEILINGS, HUGE GYM AREA WITH BUILT IN MIRRORS, AND THE GRAND FINALE

- 2 WINE CELLARS! (ONE WITH BUILT IN GLASS CABINETRY AND SECRET MOVEABLE WALL). THE ATTACHED, HEATED 3 CAR GARAGE HAS IT'S OWN VACUUM SYSTEM AND A POTTING SINK. CENTRAL VAC, A/C, HEATED TILE AND BASEMENT FLOORS, SOUND INSIDE AND OUT INCLUDING BOSE FLOWERBED SPEAKERS! LARGE DECK OFF DINING NOOK WITH STAIRS TO SUN LOUNGER DECK AND TO PAVING STONE LOUNGING AREA AND FIRE PIT AREA. A PLAYGROUND IS LOCATED BESIDE THE HOUSE TO THE WEST AND A MASSIVE ENVIRONMENTAL RESERVE AREA BORDERS THE SOUTHWEST CORNER OF THE LOT. 32' X 75' HEATED SHOP HAS 620 SQ FT FRONT FINISHED AREA THAT COULD BE USED AS BUSINESS FRONT OR STORAGE AREA, TWO REAR 16'H OVERHEAD DOORS, 18' CEILINGS, AND AN UPSTAIRS LIVING SPACE WITH BEDROOM, LIVING, DINING & KITCHEN AREA AND FULL BATHROOM. THERE IS A HUGE OPEN GRASS AREA TO THE EAST OF THE SHOP THAT IS GREAT FOR SOCCER OR GOLF PRACTICE! PRISTINE, IMMACULATE, IMPRESSIVE AND INCREDIBLE VALUE - AN ABSOLUTE MUST TO SEE.