

11, 50001 TWP RD 713
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1119705



\$1,675,000

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|------------------|--|---------------|------------------|
| Division: | Aspen Ridge | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, 2 Storey | | |
| Size: | 4,784 sq.ft. | Age: | 2019 (2 yrs old) |
| Beds: | 5 | Baths: | 5 full / 3 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 3.16 Acres | | |
| Lot Feat: | No Neighbours Behind, Landscaped, Yard Drainage, Yard Lights, Private, See | | |

| | | | |
|--------------------|--------------------------------|-------------------|------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 13-71-5-W6 |
| Exterior: | Mixed | Zoning: | CR-2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: -

Absolutely stunning custom home located just east of Grande Prairie on a private 3.16 acres. This home offers over 7200ft of well-designed living space. Inside you will find a beautiful main floor featuring an amazing kitchen with high end Miele appliances, quartz countertops, custom cabinets, butler pantry, formal dining, a grand family room, and a nice size office to work from. The main floor also offers a guest suite with full ensuite and walk-in closet as well as a screened in deck. Upstairs you will find a well laid out floor plan featuring 4 bedrooms including a master with a beautiful 5 piece ensuite, with a steam shower, claw tub and an amazing walk-in closet which could be misinterpreted for a fifth bedroom! The other three bedrooms all feature full ensuites and walk-in closets. The upstairs also offers full laundry and a nice size bonus room above the garage as well as a half-bath. The downstairs offers a walk-out basement with an amazing entertaining area with projection screen, pool table and wet bar. Other features include a gym area, half-bath, wine cellar and plenty of storage. Outside you will find an oasis setting with swimming pond, dock, beach volleyball area and a sandy beach. The attached garage is a heated triple car and the shop is 42x36, radiant heat, 220 power, RV hookups, RV door for heated winter storage and mezzanine. Other features include, backing on to crown land, private sledding hill and skating rink for Aspen Ridge home owners, AC, In-floor heat in basement, Home is completely spray foamed including under slab, state of the art Home Automation Features, Fibre Optic, and main floor bedroom wheel chair acceptable. This is a one of a kind home that needs to be viewed to be appreciated. A full list of specs available upon request.