

**14, 714040D 71 Range Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1150515



\$2,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	7,234 sq.ft.	Age:	2007 (15 yrs old)
Beds:	6	Baths:	8 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Side, Heated Garage, Over		
Lot Size:	7.07 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, Low Maintenance Land		

Heating:	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank, Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Suite, Walk-Out	LLD:	26-71-7-W6
Exterior:	Stone, Stucco	Zoning:	CR5, UR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Full List of all Chattels available in Supplements		

Rare find for this price in this Amazing Estate property that was built with detail, quality & entertaining in mind. Offering over 14,000 sq.ft on 7 acres with a 60'x100' shop located only minutes from the City on pavement. This home has 6 bedrooms & 9 bathrooms - every bedroom has a bathroom plus guest bathroom, bathroom for the gym & office. This is a very luxurious home in every way - complete custom woodwork throughout by master craftsman. This is a definitely a one of a kind property - please view the 3D tour & take a look at your dream home !