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70023B 710 Township  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2119624



**\$779,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,562 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	12.93 Acres		
Lot Feat:	Garden, Landscaped, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-70-7-W6
Exterior:	Brick, Vinyl Siding	Zoning:	CR-5
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Have you been dreaming of the serenity of an acreage without sacrificing the convenience of city amenities? Your search ends here! Welcome to this stunning 2,562.00 Sq ft bungalow nestled on 13 acres of land, only 7km from town, offering the perfect blend of tranquility and accessibility. With quick access to highways, you can be in town in a matter of minutes! As you arrive at the property, you will be greeted by mature trees and stunning landscaping that will leave you speechless. With pastures for the horses and riding trails, this acreage is perfect for animal lovers. As you step inside this 5-bedroom home you will first be greeted with the spacious and bright entryway with a seamless transition to the rest of the home. On your left, you will find a massive sunken living room and gas fireplace dividing the living room from the office area. Hardwood floors flow throughout the majority of the home and are accented perfectly by the colossal windows and freshly painted walls, giving the home a bright and airy feel. An effortless flow guides you from the entryway to the kitchen with plenty of cabinet space and prep space; with an island, a breakfast bar, all stainless steel appliances, and luxurious granite countertops. The kitchen also features a formal dining room and an additional dining area, making this home incredible for a big family or entertaining guests. Find plenty more room to enjoy on your oversized deck with access from the dining room, boot room, and master bedroom. Moving downstairs into your fully developed basement, you will find a large game's/theatre room, and an additional family room, currently used as a gym. You will also find an incredible sauna room, and so much more! The entire basement has been repainted to match the upstairs! The home boasts over 5,000 sqft of living space, and such a unique and beautiful layout makes this

home a one-of-a-kind showstopper! Don't let this gorgeous home pass you by - call Chris today to schedule your showing!