

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

MLS # A1150515



\$2,950,000

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| 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 | | |

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| 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 !