

**64024 703 A Township  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1129982**



**\$1,624,900**

<b>Division:</b>	Dunes West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 2 Storey		
<b>Size:</b>	2,579 sq.ft.	<b>Age:</b>	2001 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Electric Gate, Gated, Heated Garage, Qu		
<b>Lot Size:</b>	12.57 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Many Trees, Private, Treed, Views, Wooded		

<b>Heating:</b>	Geothermal, Wood	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	20-70-6-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** Woodshed , cabin, livestock shed, hot tub

Where dreams do come true . This property has been a labour of love and incredible passion. A sprawling 12.9 acre parcel that is hidden away for your added privacy and enjoyment but within 10 minutes of the city. Enjoy the detailed surroundings outside that include a private gated entrance to your property which opens to a stunning fully landscaped and carefully manicured green space. This includes several outbuildings along with a fire pit complete with it's own wood heated guest cabin. For your added security the entire perimeter of the property is enclosed with 5 ft page wire fencing .Soak in the views from the expansive deck with a hot tub which overlooks your private pond/ pool complete with a fountain . The two storey home was taken down to the studs and was thoughtfully recreated and designed by Chiks Design Group. This magazine worthy home speaks for itself as you walk in, you are greeted by an abundance of natural light hardwood flooring and bright white cabinetry .The main level boasts post and beam ceilings and features such as custom designed furniture and lighting that compliment the shabby chic living space. The kitchen is easy on the eyes and welcomes you with tons of natural lighting , quartz countertops , subway tile , open shelving ,eat up bar and large W/I pantry. The kitchen opens to a large welcoming living space with custom made sectional sofa . Right off of the kitchen includes an entry to the gorgeous back yard for your convenience .Upstairs boasts a primary bedroom retreat that dreams are made of, complete with a double walk in closet /dressing room with custom built in shelving and storage , and a private 5 piece spa that overlooks your back yard oasis . The bright open hallway opens to a cozy family room , laundry room , 4 piece bathroom as well as two additional bedrooms ,one of which includes an adorable room in

the attic . The heated 4 bay shop is ideal for your home based business and includes an additional 1812 sq ft of loft living space that every man would be jealous of .. The ultimate man cave that includes a kitchenette , bathroom, large bedroom and an expansive space for entertaining . This property is zoned CR-5 and think of the possibilities to live, work and play in this incredible piece of heaven. The home has been meticulously maintained inside and out and shows pride of ownership This property is truly a gift to its new owners .Call your favorite Realtor&reg;&nbsp;to view !<https://youtu.be/NW5b-D05Kpg>