



**730073A 55 Range Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2184540

\$1,100,000



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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,443 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Parking Pad, Triple Garage Attached | | |
| Lot Size: | 38.33 Acres | | |
| Lot Feat: | Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Few Trees, Lake, Front Yard | | |

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|--------------------|--|-------------------|-------------------|
| Heating: | Boiler, In Floor, Forced Air, Natural Gas, Wood Stove | Water: | Well |
| Floors: | Hardwood, Tile | Sewer: | Pump, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | ICFs (Insulated Concrete Forms), See Remarks, Stone, Vinyl Siding, Wood Siding | Zoning: | CR5 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound | | |
| Inclusions: | Fridge, stove, dishwasher, OTR microwave, RO system (under sink), washer, dryer, pool table, Iron Filter, 2 sheds, wood/garden shed, fire pit, 3" submersible irrigation pump. | | |

A remarkable 2-storey, 5 bed & 3 bath home with 2443 sqft adjacent to a private lake & 15 minutes from city limits. Landscaped 38.33 +/- acres with irrigated lawn, various maturing tree mix, hay field & second approach. The home boasts high quality features such as air conditioning, ICF foundation (8" concrete, 2" foam sides), triple pane low E-argon windows filled with sun-stop, cultured stone accents, in-floor heat, ceramic tile, hardwood & an open tread wood staircase. The front entry is greeted by a a gorgeous view to the south west & 23ft vaulted ceilings in the living room. The kitchen features amazing maple cabinetry with soft close drawers, granite countertops and backsplash, island with eating bar, walk in 7x7ft pantry, RO system & stainless steel appliances. The whole main floor was freshly painted this year. Dining room steps out to the rear composite deck where you can enjoy the covered veranda or the sundeck. NG gas bbq hookups, staircase down to the backyard or lower patio. Main floor bedrooms are all oversized & one has a walk through closet & private access to the main bathroom. Custom blinds are installed throughout the home with all the north & west windows replaced. Master bedroom features a private top floor space with an amazing lookout balcony; perfect for mornings or evenings with your companion. Walk-in closet & beautiful ensuite with jetted tub, ceramic tile, granite countertops & separate shower. Basement showcases an amazing rec room with pool table & lounging space with wood burning stove, wet bar & rumpus room. The basement features floor to ceiling windows for great lake views. Lower level accesses the stamped concrete patio to the hot tub(negotiable) or down to the fire pit. Completely finished laundry room with shelving, countertop & front loading washer & dryer. The house is heated by forced air furnaces,

in-floor heat (basement & garage) with NTI boiler, Rinnai HWT on demand in house & garage. Built in speakers in the basement, kitchen & garage. Attached heated & finished triple car garage with 13ft ceilings, 3 9x10 garage doors & lots of storage.