

# SHELDON SWAIN

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

MLS # A1150515



## \$2,950,000

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

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Septic Field, Septic Tank, Shared Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Suite, Walk-Out	<b>LLD:</b>	26-71-7-W6
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CR5, UR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	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		
<b>Inclusions:</b>	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 !