

SHELDON SWAIN

(780) 978-7943
sswain@sutton.com

715084B Rge Rd 65
Grande Prairie, Alberta

MLS # A2012410



\$3,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	3,864 sq.ft.	Age:	2015 (8 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	9.76 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-71-6-W6
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Rarely do Acreages In The City Of Grande Prairie come for sale.Here it is, this Stunning Home has a total living and garage area of 8232 Sq. Ft. Wide open floor plan is perfect for family and entertaining, Huge Cooks Kitchen complete with Sub Zero Fridge, Wolf Induction Cooktop, Dual Wolf Ovens, as well as Dual Dishwashers, On this Main floor there is 3 bedrooms Plus a Large Master suite that Includes a beautiful ensuite complete with his and her walk in Closets and Seperate vanities just to mention a few. On the main Floor there is also an Insulated, Covered and Heated Deck as well as an uncovered 1,000 Sq.Ft. Deck. As well as A Salt Water Hot Tub. The Huge basement features 2 Bedrooms, a Gym, Open Theatre Room, An Amazing full Wet Bar complete with Appliance Package. In the backyard there is a Custom Built Gazebo complete with a fire pit with Wind Screen and Custom Brick Wall. There is Also a 2,000 Sq. Ft. Cover All Building With a Gravel Pad with 2-16x16 Overhead Doors. Also a Stocked swimming Pond with Cemented sides and tons and tons of Sandy Beach. If That's not enough there is an absolutely Amazing 8.000 Sq. Ft. Shop Featuring 4 16x16 Ft. Electric Overhead Doors. The Epoxy Floor is Heated and its also Radiant Heated. The Upper Mezzanine comes with a Theatre Screen and Stereo System, Full Kitchen with Granite Countertops and Complete Appliance Package. Its Currently Zoned Residential CR5 but you have the ability to re-zone to Full Commercial so you could Work Here and Live/Play here. The owner Spared no Expense in every facet of this acreage Including Approx. 3,000 Tonne of Gravel on the Ring Road, 2600 Spaded Trees, Complete With Irrigation System. There is so much more to Tell, Book A Showing And See For Yourself.