

70014 Township Road 704
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP213598



\$989,900

Division:	Spring Creek Estates.		
Type:	Residential/House		
Style:	Acreage with Residence, 1 and Half Storey		
Size:	2,500 sq.ft.	Age:	2019 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Detached Garage, Gravel Driveway, Heated Garage		
Lot Size:	2.47 Acres		
Lot Feat:	Private, Treed		

Heating:	Natural Gas	Water:	Public
Floors:	Hardwood, Other, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	25-70-7-W6
Exterior:	Log	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: -

CUSTOM EXECUTIVE LOG HOME SURROUND BY TREES, TRAILS, SERENITY AND CLOSE TO THE RIVER WITH 30X40 HEATED DETACHED SHOP!!! CITY WATER. HAND CRAFTED WORKMANSHIP. LRG FRONT VERANDA, TOWERING A-FRAME DESIGN, BEAUTIFUL STAIRCASE I-BEAM AND CUSTOM WELDED RAILING, TOWERING FIREPLACE FEATURE WITH ROCK AND BUILT IN GAS FIREPLACE. BEAUTIFUL HAND SCRAPED HRDW THROUGHOUT, HIGH END LUXURY LIGHT FIXTURES AND UPGRADED HUGE WINDOWS ACCENT THE LOG EXTERIOR WALLS, STONE AND ARCHWAYS. CUSTOM KITCHEN WITH HUGE ISLAND W/ STORAGE AND HIGH END GRANITE WITH WATERFALL EDGES, 2 SINKS, B/I AND WALKIN PANTRY, LOTS OF DRAWERS AND WALKS OUT TO REAR DECK. 2 MORE BDRMS AND BEAUTIFUL BATHROOM WITH SOAKER TUB AND SHWR, B/I STORAGE. UPSTAIRS IS AMAZING WITH LOFT OVER LOOKS LIVING AND KITCHEN, STORAGE NOOK, A MASTER BEDROOM MAGAZINE WORTHY, ACCESS TO BALCONY WITH VIEW, ENSUITE, UNIQUE CUSTOM SHWR WITH LOG ACCENT, HEX TILES, DBL VANITY, W/I CLOSET. FULL BASEMENT. SO DIFFICULT TO DESCRIBE, MUST SEE, ONE OF A KIND!!!