

#66, 704016 Range Road 70 Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1027762



**\$1,277,000**

<b>Division:</b>	County of Grande Prairie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence		
<b>Size:</b>	2,819 sq.ft.	<b>Age:</b>	2019 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage		
<b>Lot Size:</b>	2.72 Acres		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	25-70-7-W6
<b>Exterior:</b>	Aluminum Siding , Stone	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** -

GORGEOUS, IMPRESSIVE AND PRIVATE!! JUST A FEW WORDS THAT COME TO MIND WHEN ROLLING UP TO THIS CUSTOM BUILT WELL TREED ACREAGE PRIVATELY SET IN THE BANKS AT SPRING CREEK!! Spacious and Open deign creates an inviting space that shines with luxurious craftsman touches sure to impress!! Storey and a Half suites 3 Bedrooms plus a den or 4th Bedroom, 2.5 Baths plus spacious loft open to below!! Walkout Basement and HUGE attached Heated Garage. HUGE Master suite - well thought out ensuite, Main floor Laundry. Custom Kitchen with LARGE island, ample cabinets, MASSIVE upgrade windows throughout the while house which lets you enjoy the sere surroundings from every room in the house! Every room has W/I closet. Mudroom off Garage. Upgrade special order entry door, Large entry way, sprawling ceilings and roof lines make an exciting entrance!! Must see to appreciate the utility and thought that went into this design....Contact for More Details.....