

**35 64009 TWP RD 704**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2121423**



**\$2,750,000**

<b>Division:</b>	The Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Gated, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	3.10 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees, Underground Sprinklers, Private, Water		

<b>Heating:</b>	In Floor	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	20-70-6-W6
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wood Windows

**Inclusions:** 6 TV's & mounts, 2 bar fridges, Theater projector + screen + surround sound, Russound surround sound, Greenhouse, 14x40 matching sheds, Golf simulator, Garage and shop shelving, Shop table saw, Shop chop saw, Rain collection system, Hot tub, Firepit, RPR with compliance dated June 2, 2015.

Absolutely timeless timber frame bungalow custom built by Stonebuilt Homes nestled into the pines with a 50x60 dream shop, superb landscaping, city water and all the custom features one could ask for. Situated on a high sandy ridge running through The Ranch this property is unrivaled in terms of quality, craftsmanship and attention to detail both inside and out. The 4 bedroom, 3.5 bath timber frame and structural insulated panel home features striking rooflines, Hardy Plank, timber and stone exterior, walk out basement, all wood windows, screened in covered patio with radiant heat and wood fireplace, theatre room, wet bar, tongue and groove ceiling accents, in-floor heat throughout entire home, custom hickory kitchen with walk in pantry, granite counters, interior wood and gas fireplaces, main floor laundry, surround sound, and oversized triple finished and heated 1225 sqft garage. The 50x60 shop with 18 ft ceiling matches home expertly, is completely finished and heated and includes Hardy Plank, concrete apron, tin interior walls and ceiling, 3 - 12x16 overhead doors, 9x10 overhead side door, floor sump, bedroom, full bathroom, laundry, 220 power, built in work benches, table saw and chop saw, steel mezzanine with golf simulator and rain collection system. The visually stunning and low maintenance 3.10 acre grounds include powered custom entrance gate, pond, stone waterfall feature, walkout patio with hot tub, irrigation, retaining walls, shrub beds, greenhouse, matching 14 x 40 shed and garden cabin. This incredible property blends all the quality, detail, and features of a picturesque luxury resort without being gaudy or losing its family friendly functionality.