

84, 64009 TWP RD 704
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2343518



\$685,000

Division:	The Ranch		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,006 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Triple Garage Attached		
Lot Size:	3.11 Acres		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Lawn, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	See Remarks
Floors:	Carpet, Vinyl Plank	Sewer:	Septic System
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Openers & Control(s).

Dare to dream with this incredible Carriage House acreage property. It is absolutely stunning to experience - from the treed and hidden circular driveway to the pristine 3 car garage. From the open concept urban loft above, and through the tree-lined stone pathway to your own decorative pond with windmill aerator, fire pit, and garden heaven. Saskatoon, Haskap, and Raspberry bushes, rhubarb, perennials, cattails, lily pads, and ducks waddling over for a swim in the pond...you can imagine it...but it's even better in person, and in your back yard. Nestled into a treed cul de sac in The Ranch, the privacy, the quiet, the Northern Lights views from the pond will ensure you never want to leave. The short distance to the city (paved to The Ranch entrance), and city water, offer convenience and a quick drive home. Immaculate, finished, painted, and heated 1,288 sq ft 3 car garage with a 32'd middle bay, a utility/laundry room, and built in organizers - this is a dream space to park and work in. The upscale 'urban loft' style living space above will wow you - with vinyl plank floors, custom lighting, tongue and groove ceiling over the island, stone backsplash, stainless appliances, soft close cabinetry, timber accents, and creamy-light walls and trim. You'll feel space and comfort, and instantly at home. The kitchen is a dream to cook and entertain in with large pot/pan drawers, a Ceran cooktop range, water/ice refrigerator, and a large central island with counter seating and cabinets under for extra storage. The new south facing balcony offers the perfect spot for morning coffee and sun worshipping, and has maintenance free floor and railings. The cozy, carpeted bedroom offers room for a king bed, dresser, night tables and a fantastic walk through closet. The full bathroom has a large cabinet vanity with vessel sink and stone backsplash. There is a flex room with sloped

ceiling off the kitchen that can be used as a large pantry space, storage room, or you could even add a window and use as a second bedroom. The shop with residence was built 10 years ago by Blackrock Homes, and still feels new! The 'cadillac' of septic systems was installed to handle a possible addition of a future residence - it has 4 stage tanks and pump out to a mound along the poplar trees. There is HWOD, and AC was added 3 years ago. The systems have all been well maintained. This is such a unique and special property - truly a rare find, and a slice of paradise!