

712028 B Range Road 63 Range
Grande Prairie, Alberta

MLS # A1228932



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,787 sq.ft.	Age:	1993 (30 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.83 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lake, Landscaped, Many Trees, Private, Sloped Down,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	UR-R
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

This stunning private 4.83 acre estate within City limits is sure to impress! 7400+ sqft of opulence within two stories of grandeur overlook Flyingshot Lake, situated beautifully amongst an impeccably manicured yard complete with flower gardens and a tranquil private water feature / pond. Step into the massive foyer and be wowed by the elegant curved staircase leading to the upper level featuring a vaulted ceiling and patio doors that open onto a balcony overlooking the lake. The upper level is a host/hostesses dream with three (THREE) massive bedrooms, each a perfect oasis offering features such as fireplace, walk-in tiled showers, jetted tubs and vaulted ceilings. Back on the main floor you'll find a large office / study. The beautifully appointed kitchen will delight the chef in you with stone counter tops, plenty of bright white cabinetry, a huge pantry, and the most amazing and extravagant AGA range! The large dining area with wood fireplace is perfect for entertaining and serving up your kitchen creations! After dinner, open out to the 900 sqft partial wrap around covered veranda where you can sit, relax, and take in all the gorgeousness of the sprawling grounds. Back inside there is another large formal dining area and a sitting room with yet another wood fireplace, for those cozy inside evenings. A large bedroom with jetted tub, walk-in shower and walk-in closet can be found on the main floor as well. Finally for the main floor you will find the huge laundry area and a fantastic sunroom also overlooking the lake. The basement is completely developed with three more bedrooms, one bathroom, a huge cold storage room, and a large family room. An 1,100 sqft attached garage is heated and setup with installed floor drains offering plenty of space for vehicle storage or projects. One of a kind magnificence you have to see to believe! An additional 50 acres of property

all within city limits boards this one to the Northwest and is also listed for sale if additional opportunity is your flavour!