

# **\$1,299,900 - 38, 64009 Township Road 704, Rural Grande Prairie No. 1, County of**

---

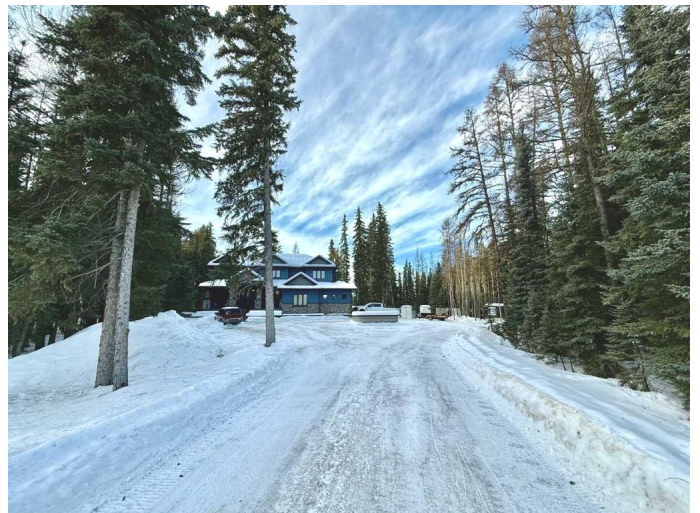
MLS® #A2112049

**\$1,299,900**

6 Bedroom, 4.00 Bathroom, 3,178 sqft  
Residential on 2.97 Acres

The Ranch, Rural Grande Prairie No. 1,  
County of, Alberta

Tranquility awaits at your own private oasis just min from City limits in the peaceful County neighborhood of the The Ranch. This custom built 2 storey home has jaw-dropping curb appeal on an irreplaceable 2.97 acre treed corner lot off a quiet cul-de-sac. Just a short drive South on pavement past the Nordic Ski trails you can find this custom built 2 storey home with all the features you could dream including City water! Upon entering the treed driveway you are greeted with concrete planters, retaining walls, center planter for turn-around drive and stunning covered veranda surrounded by gorgeous river rock features and composite decking. Large front entry welcomes you with tile flooring, convenient main floor office/den, 1/2 bath and down the hall is large main floor laundry room with sink & cabinets plus extra storage room with access to the massive 28'x45' fully finished, heated and meticulously maintained garage with 12' ceilings, built in storage cubbies, large mudroom area and brilliant back dog room with access to exterior dog run! Main floor living room features stunning hardwood flooring, large feature stone fireplace and beautiful West facing windows overlooking the patio and fully treed backyard. Open concept layout carries into the timeless kitchen with luxurious cabinetry, large center island with granite countertops. fabulous walk-in pantry



and huge dining nook with access to the picture perfect rear patio. Upper level features 4 bedrooms, 3 oversized rooms with main bath and hotel like primary suite over 700 sq.ft with corner fireplace, massive walk-in closet, and beautiful ensuite featuring 4x8' shower, dual sinks, vanity station and dbl jacuzzi tub. Basement is fully developed and features 5th bedroom, 3rd full bath, large rec room with pool table, wet bar with additional fridge, quartz countertops and modern storage shelving just off the recently completed theatre room! This space features 10' screen, JVC projector, 10 speakers, 2 subs and 2 tier theatre seating! Enjoy the game or your favorite family movie night in this exceptional space that can easily accommodate 8-10 guests! Outside is truly breathtaking! Upon exiting your oversized "man-cave" garage you can stroll the 2.97 acres while your family pup is safely secured in the oversized shaded dog run. Plan family gatherings around the 20x20' octagon firepit pad or take your ATV's out for a ride just min from the riverbank with tons of quading and hiking trails! This lot has been cleared of all the deadfall, features a great slope and has space ready for 40x40' shop with bump out on septic already in place! Built with love and attention to detail this home is sure to impress and offers a beautiful space for large family or a couple that loves to entertain! Call today for your personal tour!

Built in 2014

### **Essential Information**

MLS® #	A2112049
Price	\$1,299,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,178
Acres	2.97
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	38, 64009 Township Road 704
Subdivision	The Ranch
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5C3

### **Amenities**

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Wet Bar, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, In Floor, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Master Bedroom, See Remarks
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Garden, Kennel, Private Entrance, Private Yard, RV Hookup, Storage
-------------------	---

Lot Description	Cleared, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Many Trees, Private, Treed, Back Yard, Dog Run Fenced In, Front Yard, Sloped
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), See Remarks, Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	March 7th, 2024
Days on Market	408
Zoning	CR-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.