

67, 64009 Township Road 704
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP215515



\$1,749,000

Division:	The Ranch		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,454 sq.ft.	Age:	2016 (4 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Attached, Attached Garage, Garage, Gravel Driveway, Heated Garage		
Lot Size:	4.62 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	In Floor, Radiant	Water:	Public
Floors:	Hardwood, Other	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	-	Zoning:	CR2
Foundation:	Poured Concrete, Slab	Utilities:	Electricity, Natural Gas
Features:	Bar, High Ceilings, No Smoking Home, Sauna, Stone Counters, Vaulted Ceiling(s), Wet Bar		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, built in carwash, garage smoker BBQ, built in garage cabinets, smart camera system, custom tables, GDO and remotes, air conditioner, reverse osmosis, commercial ride-on mower, some furnishings

Custom Blackrock Estate on 4.62 acres in the Ranch. Do you need more space? This one now has county approved plans to expand to 6 bed 5 bath, with additional living room & 50 x 55 hope! County approval for an intermediate business too! Every inch of this open concept bungalow with a loft is thoughtfully designed. The showpiece kitchen features high-end appliances with island & discrete beverage bar. The livingroom draws your eye to a wood burning fireplace with vaulted ceilings. This space leads to a covered, screened in porch with a NG fireplace & is plumbed for heating. The master ensuite has a tiled steam shower, RH cabinetry & a walk-in closet. There's also 2 more bedrooms with a jack & jill bathroom, a powder room & office (bedroom). The upper loft adorns hand-milled & stained west coast douglas fir & is the perfect chill space. The 45 x 33 GARAGE has a bathroom, additional storage in attic, bootroom & the cabinets, smoker & built-in car wash system are included. The land has partial irrigation (with drip irrigation to 150 trees), 2 ponds, a large fenced area, power to future shop or treed in camping area. Qualified buyers may arrange a private showing with their Realtor. Please respect the privacy of the owners & refrain from driving around the property without an appointment.