



722072 Range Road 44
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP215645



\$1,320,000

Division:	County of Grande Prairie		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	3,482 sq.ft.	Age:	1982 (38 yrs old)
Beds:	11	Baths:	4 full / 2 half
Garage:	Attached Garage, Double Garage, Gravel Driveway, Heated Garage		
Lot Size:	40.00 Acres		
Lot Feat:	No Neighbours Behind, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	17-72-4-W6
Exterior:	Stucco	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Garden Shed, Electric Heater in Garage

Private country living just 15 km East of Grande Prairie where "Tuscan Villa meets Humble Prairies". This elegant home will leave you in awe as soon as you walk into the foyer and notice the Italian Chrystal Chandelier. With gorgeous European touches this home is one of a kind and filled with ambience. Huge kitchen features granite countertops, stainless steel appliances, island, large formal dining room and breakfast room. Living room comes complete with oak panelled wall surrounding the gas fireplace and a full wall of windows. Upstairs the master bedroom has a beautiful ensuite, door to large deck and access to private office plus you will find 2 more bedrooms & a large bathroom. Walkout basement is finished with family room, 2 large bedrooms with private baths & laundry room plus plenty of storage. The landscaping in this home is unbelievable with beautiful gardens, stone patio with vine covered pergola, firepit, carriage house/shop & tons of mature trees/shrubs on this 40 acres.