



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**53, 704041 Range Road 72**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2258039**



**\$2,300,000**

<b>Division:</b>	Riverview Pine Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,829 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	3.41 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, Many Trees, Private, See Remarks, V		

<b>Heating:</b>	Boiler, Combination, Forced Air, Natural Gas	<b>Water:</b>	Other
<b>Floors:</b>	Linoleum, Other, Wood	<b>Sewer:</b>	Holding Tank, Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-70-7-W6
<b>Exterior:</b>	Mixed, Other, Stone	<b>Zoning:</b>	CR4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Water Connected

**Features:** Beamed Ceilings, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** x2 Hot Tubs, Wood Barrel Sauna, Buried Sea Cans, Greenhouse

Welcome to your luxurious acreage retreat just minutes southwest of Grande Prairie. This 2019 custom Stonebuilt Home is a rare and remarkable treasure. A true architectural tribute, paying homage to Alberta's lush landscape with endless views &mdash; 3.41 acres of thoughtfully carved out and designed exterior, bordered by breathtaking forest, this property is surrounded and protected by thousands of acres of pristine crown land, offering expansive views of the Wapiti River Valley. The local landscape is a vital wildlife corridor, preserving the age-old towering trees and is rich in wildlife. At the heart of the property, tucked into the trees, is a sleek contemporary hybrid timber frame two-story dream home. Thoughtfully designed to offer a strong indoor-outdoor connection while creating dramatic views from every angle possible. This warm and inviting 4,327 sqft of fully developed living space features a combination of industrial design elements and natural, organic materials throughout. Soaring ceilings, rich wood accents, luxury touches and expansive windows frame a picturesque and serene forest with river valley views. A carefully crafted family friendly layout offers a spacious and inviting atmosphere. The main living area is open concept, integrating your kitchen, dining and living areas effortlessly. Built for entertaining the main floor features a multiple seasons room complete with built in BBQ and wood burning stove. The kitchen is a true chef's dream featuring Wolf appliances, sub zero fridge and a hidden butlers pantry, to name a few. The main level features a spacious bedroom complete with 4pc ensuite, home office drenched in moody aesthetic and a beautiful powder room. As you make your way to the upper-level you will notice a small cozy nook that could be treated as a 5th bedroom. The primary retreat you won't be

able to overlook your very own private deck complete with hot tub. A mini fridge and coffee bar has been conveniently carved into the plans to allow you to pour yourself a cup of coffee in the morning or a glass of wine at night without ever leaving your oasis. Your boutique- like walk in closet features custom built cabinetry and for practicality hosts your own laundry, dual vanities and luxurious steam shower. The lower of level of the home offers two generous sized bedrooms, 4pc bathroom, a charming under the stairs nook perfect for kids to play and a large rec room for the ultimate cozy evenings in. Detached 35x50 Shop with Apartment living quarters complete with kitchen, laundry & bathroom. Endless opportunities for enjoyment are presented with this property: morning coffee on the deck, peaceful hikes through the forest, walks along the river, connecting with the like-minded community members of Riverview Pines and adventurous afternoons exploring. Through the use of natural wood, forward thinking design and textural elements, this home creates a truly contemporary and luxurious space for you to call home. Book your exclusive tour today.