



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

703010 Range Road 63
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2277602

\$1,290,000



| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,520 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 7 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Detached | | |
| Lot Size: | 29.65 Acres | | |
| Lot Feat: | Dog Run Fenced In, Garden, Landscaped, Lawn, Many Trees, Native Plants, | | |

| | | | |
|--------------------|------------------------------------|-------------------|-------------------|
| Heating: | In Floor, Fireplace(s), Wood Stove | Water: | Well |
| Floors: | Tile | Sewer: | Pump, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 21-70-6-W6 |
| Exterior: | Vinyl Siding | Zoning: | CR5 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Sauna, Separate Entrance, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: equipment & furnishings negotiable

This custom built acreage and shop with living quarters sit on just under 30 acres only 6km South of the GP Correction Line in the Wapiti Nordic Ski Trail area. Throughout the property you will find cross fencing for animals, multiple outbuildings and plenty of watering sources for all types of farmlife. Not to mention kms of cleared trails, more trees than you can count, and nothing but privacy backing onto Crown Land at the tip of a dead end road. It is easy to get swept away out here and forget about the rest of the world. This property was meticulously planned and executed, with every detail poured over from the trenched water lines down to the superior craftsmanship in the home. Details are everywhere, so don't blink. In the home you will find beautiful archways, sprawling spaces, and spa-grade additions in the ensuite. Additional insulation between bedrooms, the upper and lower levels, as well as encompassing the entire house provide not just sound barrier but energy efficiency. There is in floor heat throughout the home, as well as a wood burning stove on the main level. A commercial-grade spa awaits you in the ensuite, with a jet tub inserted into the steam-shower. Rainfall surrounds you in this oasis, with three different shower heads offering 7 unique water features. You can really customize your at-home spa experience above and beyond a normal shower by stepping outside of your water oasis right into your cedar sauna, for a deeper body soul cleanse. The triple bay shop is double insulated with living quarters or office space above, perfect for a thriving business. Complete with a half bathroom, 3 overhead bays, and in floor heat ran either by gas or by a Homesteader located just behind the shop. There are multiple outbuildings throughout the property, but the highlight is the greenhouse. More space than you will know what to do with, heated not just by sun power but also a

wood burning stove, allowing you more growing power. With the negotiable 25KW generator secured in its own shed, you have the ability to run the entire property from one power source. Please note this is not included in the sale of the property but can be negotiated. Paired with the Homesteader, the off-grid capabilities for the entire property are at your fingertips. Quick possession is available on this beautiful property, so reach out to your trusted Realtor today!