

704075 road 73 Range  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2193734



**\$1,499,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,902 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	70.50 Acres		
<b>Lot Feat:</b>	Cleared, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Concrete	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** WINDOW COVERINGS

Dream Acreage Just 15 Minutes from the City! Welcome to this stunning 2018 Blackrock-built bungalow, a sprawling 2,900 sq. ft. masterpiece set on 70 scenic acres. This 5-bedroom, 2-bathroom home is designed for both luxury and practicality, featuring ICF concrete construction from the foundation to the ceiling, ensuring efficiency and durability. Elegant Open-Concept Design Step inside and be greeted by a spacious open floor plan with high ceilings and beautiful wood accents. The living room area boasting a stunning wood-burning fireplace set in a stone feature wall, creating a warm and inviting ambiance. The chef's kitchen is absolutely amazing and an entertainer's dream, featuring gorgeous granite countertops, ample luxurious cabinetry, a 36" gas stove, and a lovely massive island. The dining area leads you to the adjoining screened-in covered deck that is the perfect spot to relax and take in the views and changing seasons. Luxurious Primary Retreat The primary suite is a true oasis, offering a spa-like ensuite with a walk-in shower room design and soaker tub. Relax and unwind with the views of nature from the large window seat, and enjoy all the space in the very large walk-in closet. There are four more large bedrooms and a spacious full bath that has beautiful stone tilework in the shower. The two bedrooms at the front of the home could also be his & hers office or hobby rooms. The laundry room is exceptional with more abundant cabinetry, sink and storage closets. Modern Amenities & Smart Technology This home is equipped with fibre internet, Starlink, a security camera system, and a built-in sound system for the ultimate in convenience and entertainment. All countertops are luxurious granite, and the trim and doors are solid wood. The amazing concrete floors are heated for ultimate comfort. Unparalleled Garage &

Outdoor Space A true dream for hobbyists and car enthusiasts, this home boasts a massive 6-car garage. Heated and finished with work benches and even a large built-in fridge. There is also a secure room for your more important things. The land is a nature lover's paradise, with two dugouts that attract geese, ducks, and deer, providing endless wildlife watching. This one-of-a-kind property is built for those who love space, nature, and high-end craftsmanship. Don't miss your chance to own this exceptional acreage—schedule your showing today!