

49, 54049 Township Road 712  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2148909



**\$2,295,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Willowood Estates   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 3 Level Split, Acreage with Residence                                   |               |                   |
| <b>Size:</b>     | 3,622 sq.ft.  | <b>Age:</b>   | 1974 (50 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Gravel Driveway, RV Access/Parking              |               |                   |
| <b>Lot Size:</b> | 4.27 Acres  |               |                   |
| <b>Lot Feat:</b> | Few Trees, No Neighbours Behind, Landscaped, Many Trees, Pasture, Slope |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air      | <b>Water:</b>     | Cistern      |
| <b>Floors:</b>     | Tile                                    | <b>Sewer:</b>     | Mound Septic |
| <b>Roof:</b>       | Metal                                   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade       | <b>LLD:</b>       | 8-71-5-W6    |
| <b>Exterior:</b>   | Mixed, Post & Beam, Silent Floor Joists | <b>Zoning:</b>    | CR-4         |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -            |

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Acreage Living, just seconds from City limits, look no further than this peaceful bungalow situated on 4.27 Acres in Willowood Estates. Featuring around 3600 total sq ft on all levels, 5 bedrooms, 4.5 baths, plus office and 3 Season Room. This magnificent home has all the amenities you need to enjoy, year after year. A gorgeous location, with no rear neighbours is an entertainers dream, that has been completely remodelled by one of Grande Prairie's sought after Custom Builder, HomeEdge. Your new home comes with the assurance of full energy efficiency, from Triple Pane Windows, Spray foam insulation throughout, as well as sound proofing all of the bedrooms. There is natural light from all angles where your kitchen is a chefs dream with an impressive 14FT island, tonnes of custom cabinetry, high end appliances including Qty 2 - Subzero Professional refrigerators, Wolf Professional Double Wall Oven, 48" Wolf gas stovetop, and 2 dishwashers. The huge island is perfect for both entertaining and prepping for guests. Hardwood and tile flooring, granite countertops, dual wood & gas fireplace, A/C, and built-in extras such as the tongue in groove ceiling, built in shelvings are great added value to this home. The primary bedroom is an amazing retreat with a tranquil soaker tub, double sinks, in floor heat, tiled double steam shower and direct access to the rear oasis. The 3 Season Room is perfect for enjoying quiet nights and can be enclosed by powered screens, prepped for an outdoor kitchen with power & hvac. There is a nanny suite - complete with a second laundry hookup in one of the upstairs bedrooms. The basement is perfect for both relaxation, entertainment or fitness. A bar area with appliances is a wine connoisseurs dream plus a huge pool table. The home also features an oversized garage with epoxy finished floors, hardie board siding, composite decking &

metal roof, that is completely maintenance free. There is detached 40 x 60 foot shop with radiant heat to store all your toys. It comes with a 2 post car lift yet to be installed and a mezzanine up top for added storage. There's enough land and space for animals. This property is Zoned CR4 its magnificent beauty ticks all of your boxes, now its time for you to make it home.