

#77 704010 Range Road 64  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2195367



**\$1,500,000**

<b>Division:</b>	Mystic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,154 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Quad or More Attached, RV Access/Parking		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Other, Treed, Wooded		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Marble, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-70-6-W6
<b>Exterior:</b>	Mixed, See Remarks	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Built-in Features, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Firepit, Garage Heater(s), GDO + Controls, Garden Shed, Wood Shed, Window Coverings, outdoor kitchen, Bar fridge

Exquisite Luxury Bungalow on 2.47 Private Acres Indulge in the serenity of Mystic Ridge, where this masterfully crafted 2018 custom bungalow offers an unparalleled blend of sophistication and tranquility. Just minutes from Grande Prairie, this 2.47-acre treed estate provides the perfect balance of privacy and elegance. Offering 4 bedrooms, a main floor office and laundry room, and 3 bathrooms, this luxury home offers space for the entire family. A Grand First Impression A gated entrance and immaculate driveway lead you to this architectural masterpiece. Step inside and be captivated by soaring ceilings with exposed timber beams, accentuating the seamless open-concept design that flows effortlessly through the kitchen, dining, and living spaces. A Chef's Dream Kitchen Designed for the discerning chef, this stunning kitchen features an oversized island, luxurious granite countertops, a granite sink, a pot filler, and high-end appliances. A hidden butler's pantry, complete with a grocery pass-through, enhances convenience. The dining area is both refined and functional, featuring a custom-built china cabinet and a bespoke coffee bar. Refined Living Spaces The living room is a statement of luxury, with a floor-to-ceiling stone linear radiant gas fireplace crowned by a Douglas fir mantle, casting a warm ambiance throughout the space. Primary Suite Oasis Retreat to the sumptuous master suite, offering private deck access and an opulent 5-piece ensuite. Indulge in a two-person jacuzzi with a cascading waterfall, an oversized marble shower, dual vanities, a private water closet, and a walk-in closet with direct access to the laundry room. A stylish powder room completes the main level. A Show-Stopping Lower Level Descend the grand LED-lit staircase into an entertainer's paradise. A full wet bar with granite countertops, a sprawling family room,

and a state-of-the-art theatre room with surround sound set the stage for unforgettable gatherings. A charming under-the-stairs playroom adds whimsy, while three generously sized bedrooms with walk-in closets and a full bathroom complete this level, enhanced by in-floor heating. A Garage Like No Other. The heated 62 x 45 garage is a car enthusiast's dream, boasting upgraded concrete flooring, two floor drains, three 10x10 overhead doors, a fourth 12x12 door, and a mudroom with built-in storage and a sink. A covered slate-tiled back deck extends the length of the home, overlooking the tranquil wooded landscape. Designed for ultimate relaxation and entertainment, this outdoor retreat features a gas/propane fire pit, a fully equipped outdoor kitchen with granite countertops, and a four-zone built-in surround sound system connecting the kitchen, living room, garage, and deck. With ample parking and a thoughtfully designed fire pit area featuring abundant seating and a sheltered wood storage space, this estate offers an unparalleled luxury lifestyle in a breathtaking natural setting. Experience the height of elegance, and privacy