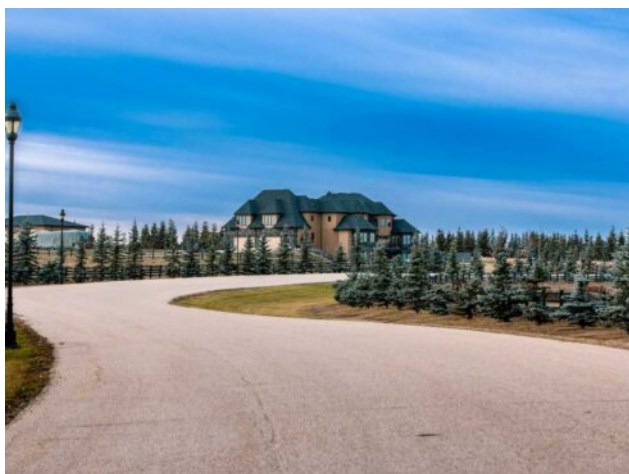


2, 714040 Range Road 71  
Grande Prairie, Alberta

MLS # A2093102



# \$2,190,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	9,681 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 3 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	11.16 Acres		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Lawn, No Neighbours Behind, Irregular Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Microwave		

Welcome to the pinnacle of luxury living! This custom-built estate, located on the city limits with over 10 acres of meticulously manicured grounds, is a rare gem that leaves no desire unmet. As you approach, the paved driveway leads you seamlessly to the doorstep of this architectural masterpiece. Situated on a sprawling 10-acre parcel, the property is fully fenced, making it an equestrian enthusiast's dream. Enjoy the unobstructed panoramic views of the city and its twinkling lights, creating a captivating backdrop for this extraordinary estate. The two-storey walkout home spans over 9000 sqft, showcasing unparalleled craftsmanship and attention to detail. In-floor heating, strategically zoned for comfort, runs throughout the residence, ensuring a cozy ambiance in every corner. The oversized heated shop, equipped with 200 amps, in-floor heating, and 14ft overhead doors, provides ample space for all your toys and projects. Step inside, and you'll be greeted by a gourmet custom kitchen featuring heavy granite countertops, upgraded appliances, built-ins, and expansive cabinets &ndash; a chef's paradise. The main floor also boasts an executive office with a bathroom, custom millwork, main floor laundry, and a master suite that epitomizes luxury living. The master suite includes a coffee bar, fireplace, balcony access, and a spa-like ensuite with a soaker tub, glass shower, multiple vanities, and a walk-in wardrobe. Venture upstairs to discover three generously sized bedroom suites, each with its own bathroom, sitting areas, and balcony access. A crafts/work area overlooks the living room, and a second laundry room adds convenience. The entertainment continues with a spacious bonus room over the garage, featuring large windows, a half bath, and ample storage. The lower walkout level is an entertainer's paradise, boasting a theatre room, open entertaining

area with a family room, full bar, and kitchen. Granite countertops, custom cabinets, pool and card tables, and two large bedrooms connected by a Jack and Jill bathroom complete this level. Walk out to the lower stone patios, hot tub, sauna, and outdoor firepit surrounded by a gazebo. The estate features mechanical systems of industrial-grade quality, multiple mechanical rooms, stucco and stone exterior, hand-milled finishes, luxury lighting, fixtures, and travertine tile throughout. This one-of-a-kind masterpiece offers a million-dollar view from its commanding hilltop position. Don't miss the opportunity to own this truly exceptional property — a masterpiece that must be seen to be fully appreciated. See supplements for additional information.