

# \$1,999,900 - 2, 714040 Range Road 71, Grande Prairie

MLS® #A2186599

**\$1,999,900**

6 Bedroom, 8.00 Bathroom, 9,681 sqft

Residential on 11.16 Acres

NONE, Grande Prairie, Alberta

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 â€” 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.

Built in 2007

**Essential Information**

MLS® #	A2186599
Price	\$1,999,900
Bedrooms	6
Bathrooms	8.00

Full Baths	5
Half Baths	3
Square Footage	9,681
Acres	11.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	2, 714040 Range Road 71
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 5J5

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Heated Garage, Quad or More Attached
# of Garages	4

### **Interior**

Interior Features	Kitchen Island, Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Central Air Conditioner, Double Oven, Garage Control(s), Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Other
Lot Description	Landscaped, Lawn, Corner Lot, Few Trees, Irregular Lot, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	117
Zoning	RCRSA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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