

**17-704016 Range Road 70**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2120360**



**\$989,900**

<b>Division:</b>	The Banks at Spring Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	3.04 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Corners Marked, Creek/River/Stream/Pond, Front Yard, G		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	25-70-7-W6
<b>Exterior:</b>	Aluminum Siding , Brick, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, GDO x2 and remotes, Garage heater, Wood shed

Welcome to your dream oasis close to Grande Prairie nestled within the highly sought after subdivision, "The Banks at Spring Creek," just a stone's throw away from Grande Prairie, and on city water, this picturesque acreage, set amidst a serene landscape of majestic spruce and pine trees one of the most desirable lots in the subdivision. As you arrive, you'll be captivated by the sandy terrain, elevated with impeccable drainage, and offering abundant space for exploration. The centerpiece of this property is a spacious modified Bi-level home, accompanied by an oversized 40-foot-wide garage, ensuring ample space for both vehicles, toys and storage needs. Step inside and be welcomed by a grand entrance adorned with a convenient half bath, perfect for busy kids that like to be outdoors. The main floor dazzles with a modern vaulted ceiling showcased by fir beams and a cozy wood-burning fireplace, providing warmth and ambiance. Floor-to-ceiling windows adorn the living space, offering breathtaking views of the lush surroundings from every angle. The heart of the home lies in the chef's kitchen, boasting high-end appliances, a gas stove, quartz countertops, ample cabinetry, and a butler's pantry. Seamlessly flowing into the dining and living areas, the kitchen provides easy access to the zero-maintenance covered deck, ideal for hosting gatherings and enjoying the outdoors. Retreat to the luxurious master suite, conveniently located on the main level, featuring abundant windows, dimmable lighting, and a lavish ensuite complete with a spacious shower, dual vanities, and direct access to the walk-in closet, featuring custom-built organizers. With access to the main living area from the master closet, convenience meets luxury, catering to varying schedules and lifestyles. The upper level boasts a versatile bonus room, a sizable laundry room, two generous

bedrooms each with walk-in closets, and a full bathroom. Meanwhile, the lower level awaits your personal touch, with framing and wiring in place for two additional bedrooms, a full bath, and a sprawling family room. Outdoor amenities, including an enclosed powered storage area under the deck, powered yard posts by the firepit and woodshed, and buried cable for future driveway lights. The garage is a car enthusiast's paradise, equipped with hot and cold taps, 220V power, ample lighting, outlets, and ceiling fans, all finished in a washable vinyl for easy maintenance. RV enthusiasts will appreciate the dedicated power and septic dump adjacent to the garage. Additional features include central A/C, centrally located exterior light switches on timers, wiring for external cameras, pre-wiring for EV chargers, dimmers throughout the home for ambiance, and direct access to trails for outdoor enthusiasts. This extraordinary property is truly a must-see, offering a blend of luxury, comfort, and natural beauty. Schedule your private showing today and experience the epitome of acreage living in "The Banks at Spring Creek."