

# \$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	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)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Wine Refrigerator
Heating	Natural Gas, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

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

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	109
Zoning	RCRSA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.