

\$1,365,000 - 2, 711007 Range Road 63, Rural Grande Prairie No. 1, County Of

MLS® #A2248059

\$1,365,000

6 Bedroom, 4.00 Bathroom, 2,375 sqft
Single Family on 3.00 Acres

Dunkley Meadows, Rural Grande Prairie No. 1, County Of, Alberta

Discover your private oasis, where nature and luxury converge just 5 minutes from Costco and 6 minutes from the Eastlink Center. Nestled on 3 impeccably landscaped acres, this pristine 2365 sq ft walkout bungalow is a haven for those who cherish serene living with urban convenience. Vibrant flowers, lush trees and manicured shrubs create a breathtaking backdrop, inviting you to listen to birdsong and watch wildlife roam. Step inside this forever home and be captivated by sweeping forest views through expansive oversized windows. The coffered ceilings soar above an open-concept main floor, where a gourmet kitchen with a spacious island beckons for lively gatherings with family and friends. The seamless flow continues through a sunlit dining area to a partially covered deck, perfect for outdoor meals or quiet evenings under the stars. This thoughtfully designed home boasts six bedrooms, including an oversized master suite that redefines comfort with tranquil ambiance. Stay cool with central air conditioning on summer days and cozy with dual high-efficiency furnaces in winter. The walkout basement transforms into your personal retreat - a sophisticated rec room with wet bar, custom wine cellar, and pool table area - evoking the charm of a private neighborhood pub. Step through the patio doors to a lower deck, ideal for entertaining or



unwinding in the hot tub under a canopy of stars.Start your mornings sipping coffee on the east-facing deck, basking in the sunrise, or savor a cocktail on the southwest-facing deck as golden afternoon light bathes the landscape. Store your vehicles and gear in the oversized three-car garage and standalone shop, offering ample space for your adventures.This is more than a home - It's a lifestyle, blending nature beauty, modern comfort, and endless possibilities. Schedule your private tour today and experience life in your own secluded paradise. (id:6289)

Built in 2017

Essential Information

Listing #	A2248059
Price	\$1,365,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,375
Acres	3.00
Year Built	2017
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2, 711007 Range Road 63
Subdivision	Dunkley Meadows
City	Rural Grande Prairie No. 1, County Of
Province	Alberta
Postal Code	T8W5B7

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
Features	PVC window, Closet Organizers, Gas BBQ Hookup
Parking	Attached Garage, Garage, Heated Garage, Oversize

of Garages 4

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Wine Fridge, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener

Heating Natural gas Other, Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 1

Has Basement Yes

Basement Walk out

Exterior

Exterior Stone, Vinyl siding

Exterior Features Fruit trees, Garden Area, Landscaped

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.



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