

\$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 | 2 Storey, Acreage with Residence |
| 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 | 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), Bar |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Wine Refrigerator, Double Oven |
| Heating | Forced Air, Natural Gas |
| 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, Lawn, Irregular Lot, Landscaped, See Remarks, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 100 |
| Zoning | RCRSA |

Listing Details

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