

**22, 714040 Range Road 71
Grande Prairie, Alberta**

MLS # A2157748



\$5,900,000

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|------------------|--|---------------|-------------------|
| Division: | Grande Prairie | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 7,312 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 5 | Baths: | 5 full / 1 half |
| Garage: | Quad or More Attached, Quad or More Detached, Single Garage Attached | | |
| Lot Size: | 83.42 Acres | | |
| Lot Feat: | Other | | |

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|--------------------|---|-------------------|------------|
| Heating: | Boiler, Fan Coil, In Floor, Fireplace(s), Hot Water, Natural Gas, Zoned | Water: | - |
| Floors: | Hardwood, Other, Stone | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | 26-71-7-W6 |
| Exterior: | Stone, Stucco | Zoning: | AGRSA |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar | | |

Inclusions: see attachments

Introducing a premier Alberta luxury real estate opportunity—a Sedona-inspired equestrian estate offering unparalleled sophistication and grandeur across two parcels. Parcel 1 spans 7.07 acres and features a meticulously crafted executive residence with a 6-car garage and an expansive 4-bay shop. This Walkout Bungalow in the prestigious 4Tress Estates boasts over 14,000 square feet of opulent living space, designed for both comfort and entertaining. The main level includes three elegant bedrooms, each with a private bath and spacious walk-in closets, a private office with ensuite and independent entrance, multiple entertaining areas, and a striking Spanish colonial kitchen. No detail missed and no luxury left out with imported custom cabinetry from Arizona and Brazilian hardwood alongside custom stone tiles and crafted stonework. Highlights include a chef-style kitchen with a secondary pantry entrance and butlers servery leading to the formal dining room, 1,000 sq ft four-season sunroom leading to a deck with city views, and vaulted ceilings paired with custom millwork and solid wood beams. The custom built-ins span over 24 ft in the living room alone. The walk-out basement is a haven of luxury with a theater, poker room, wet bar, wine cellar, custom gym, swim spa, and advanced amenities like surround sound and state-of-the-art ventilation. The 9' ceilings and stone tile flooring with in-floor heating enhance the open, inviting atmosphere. The exterior features over seven acres of landscaped grounds, paved driveways, two stamped concrete fire pit areas, a picturesque front pond with dual waterfalls, and a rock outdoor kitchen—ideal for both grand events and intimate gatherings. Additional highlights include a self-contained 2-bedroom, 2-bath legal suite with its own kitchen, office, and living area, offering privacy and versatility for caretakers or

guests. Parcel 2, an adjacent 83.43 acres, offers a rare opportunity in the luxury market, available separately via reserved auction. This parcel includes a world-class equine facility with a 100x200 arena, paddocks, a repro/vet lab, over 39 oversized stalls with waterers, a conference center with full food and beverage facilities, a heated shop, and an insulated hay storage shed. The rolling fields are cross-fenced with waterers for each pasture, a pond, and breathtaking views. This estate is a once-in-a-lifetime find for the discerning buyer and will sell with a Reserve until October 23, 2024 or by Auction December 10, 2024 in partnership with Ritchie Brothers Auction. See website for more info.