



50047 774A Township Rural Spirit River No 133 MD of Alberta

\$1,599,000

Set on 7.93 acres in a private river valley, this custom Mira Timber Frame home offers over 3,500 sq ft of thoughtfully designed living space, where craftsmanship, scale, and natural surroundings come together effortlessly. Surrounded by mature trees, open landscape, and a nearby seasonal creek, the setting feels quiet, private, and entirely your own. Expansive outdoor spaces... wraparound patios, landscaped areas, and multiple places to gather or unwind... create an immediate sense of arrival. When you step inside the home, you are met with soaring ceilings, exposed timber beams, and expansive windows that flood the home with natural light. A floor-to-ceiling stone wood-burning fireplace anchors the main living area, while the newly installed over-sized patio doors create a seamless connection to the outdoors. The kitchen is designed for both everyday living and entertaining, featuring double wall ovens, an over-sized gas cooktop, built-in double fridge, and generous prep space. Just off the kitchen, a mudroom-adjacent utility space offers additional pantry storage, a sophisticated water system, and a secondary washer and dryer. The main level includes three bedrooms... each with its own sense of character. Two include loft spaces that add flexibility and architectural interest, while the third bedroom offers convenient direct access to one of the main floor bathrooms. A second main bathroom, located across from the lofted bedrooms, has been newly renovated and features a soaker tub. Showers throughout are temperature controlled. Upstairs, a loft style family room overlooks the main living area, alongside a dedicated home office. The primary suite is a private retreat, complete with a spacious ensuite and its own laundry in a huge walk in closet. Built for long-term performance, the home features SIP panel construction, triple pane windows, and a suspended heated slab. A...

Primary Bedroom 15.25 Ft x 19.08 Ft

Bedroom 12.58 Ft x 13.17 Ft

5pc Bathroom 1.00 Ft x 1.00 Ft

5pc Bathroom 1.00 Ft x 1.00 Ft

Bedroom 14.33 Ft x 15.50 Ft

3pc Bathroom 1.00 Ft x 1.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:
Sutton Group Grande Prairie Professionals

<https://peaceprairie.com/>



Royal

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