



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7061 85 Street**  
**Grande Prairie, Alberta**

**MLS # A2223529**



**\$699,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signature Falls                    |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 2,323 sq.ft.                       | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Triple Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** All light fixtures, all window coverings, GDO + control(s), all attached shelving, AC, garage heater

Welcome to this stunning, one-owner custom-built home in the highly sought-after community of Signature Falls. Perfectly positioned, backing onto a peaceful pond and lush green space, this thoughtfully designed two-story home combines luxury, comfort, and nature. From the moment you step inside the spacious front entry, you'll appreciate the quality and care that has gone into every detail. The main floor features an open-concept layout centered around a warm and inviting living room with a cozy gas fireplace. The kitchen is a chef's dream with custom cabinetry, a large island with seating, high-quality countertops, a classic tile backsplash, and a gas stove. The dining area is filled with natural light and offers beautiful views of the water through large windows and sliding patio doors that lead to the deck. Upstairs, you'll find a versatile bonus room that can be used as a home office, gym, or playroom, as well as a spacious laundry room. A few steps lead up to a generously sized secondary bedroom and a full 3-piece main bathroom. The true highlight, however, is the primary suite! A peaceful retreat featuring ample space for a sitting area, access to a private upper deck with pond views, an impressive walk-in closet with custom organizers, and a luxurious 5-piece ensuite complete with double sinks, a soaker tub, and a steam shower. The fully developed walk-out basement is built for entertaining, with a large family room that includes a home theatre setup, a stylish bar area, a guest bedroom, and additional storage space. Outside you will enjoy a beautifully landscaped backyard that includes a covered lower patio, a built-in firepit area, and fresh raspberry bushes. Additional features of this home include central air conditioning, an on-demand hot water system, and a heated triple-car garage with room for vehicles, storage, and hobbies.

Ideally located kitty-corner to a playground and close to schools, parks, and shopping, this home offers the perfect balance of upscale living and everyday convenience. Don't miss your opportunity to own this one-of-a-kind property—contact your favorite agent today to book a private tour!