



**GRASSROOTS**  
REALTY GROUP

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**8610 70 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2229149**



**\$484,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,770 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Gazebo, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Wired for Sound		

**Inclusions:** Window Coverings/Curtains, Gazebo, Shed,

Welcome to Signature Falls, where this meticulously cared for 2 storey home stands out with its spacious layout, timeless style, and exceptional attention to detail. From the moment you walk through the door, you're greeted by a dramatic front entry with soaring ceilings and a stunning staircase that instantly makes a statement, setting the stage for a home that's as inviting as it is impressive. Originally built by Lavender Homes, this custom-designed "Kassidy" floorplan was the proud winner of the Custom Home Builders Award, and it's easy to see why. With every inch lovingly designed and cared for, this family home offers the perfect blend of classic craftsmanship and modern comfort. The main floor boasts 9-foot ceilings, rich hardwood flooring, and a bright open-concept layout that effortlessly connects the kitchen, dining, and living area. A cozy gas fireplace anchors the living room, while the kitchen features ample cabinetry, travertine tile backsplash, an island for prep or gathering, stainless steel appliances and a corner pantry with a convenient auto light switch. Heading upstairs, you're welcomed into a spacious upper landing that offers excellent flow and functionality. Two generous storage closets add convenience, while this central space connects you to two well-sized bedrooms, a roomy main bathroom, and a thoughtfully placed upper-level laundry room. The primary suite includes his and hers closets with built in shelving and a well-appointed ensuite, making it a true retreat. The fully finished basement is equally impressive, with a large family room featuring built-in surround sound, a stylish built-in bar, and a versatile flex space currently set up as an office or computer area. A fourth bedroom with direct access to another expansive full bathroom offers privacy and comfort for guests or older children. Whether you're hosting movie nights, working

from home, or welcoming overnight visitors, this level offers the flexibility today's families need. Storage has been thoughtfully integrated throughout the home with well-placed closets and cabinetry in all the right places. The attached heated garage includes a mezzanine, floor drain, and plenty of room for both vehicles and gear. Outside, the landscaped and fenced yard includes a concrete pad perfect for a fire pit or a future above ground pool. The yard is lined with new trees, perfect for relaxing or entertaining in privacy - plus a gas line for your BBQ, and a large deck with covered storage underneath and a huge gazebo with plenty of room to add a hot tub if you wish. With a new furnace and newer hot water tank, this home is move-in ready with all the big-ticket items already taken care of. This is a rare opportunity to own a truly exceptional, lovingly maintained home in an established neighborhood, perfect for a growing family or anyone who appreciates quality, space, and timeless style.