



GRASSROOTS
REALTY GROUP

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1720 Dunes 17
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2231346



\$649,900

Division:	Dunes on 17		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,784 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, On Golf Course, See Remarks		

Heating:	High Efficiency	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	25-70-6-W6
Exterior:	Brick, Stucco	Zoning:	MultRes
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Pantry, See Remarks, Wet Bar		
Inclusions:	N/A		

STUNNING AND IMMACULATE FULLY DEVELOPED BUNGALOW AT THE "DUNES ON 17"GATED COMMUNITY JUST A STONE THROW OFF THE 17TH HOLE DUNES GOLF AND WINTER CLUB!!! PROPERTIES LIKE THIS DON'T COME AVAILABLE VERY OFTEN!!! ATTENTION TO DETAIL IS IMPRESSIVE IN BUILD AND THE CRAFTSMANSHIP AND CARE SHOW THROUGHOUT THE HOME! This 2 bedroom and 3 bathroom Executive home boasts over 1700 sq ft on the main level. You will be amazed as soon as you enter this home with a huge entryway. There is a formal dining room. The kitchen is a chefs dream with tons of custom cabinetry and upgraded countertops. High-end appliances including built-in oven, microwave, cook-top, large island, tile floors/backsplash, pot lights, and dining area with built-in buffet/hutch. The living room has a fireplace with built-in shelves and a TV area. The master suite has a gorgeous ensuite with a jetted tub, a separate shower, and a huge walk-in closet with custom shelves. The laundry room has a 2 piece bathroom, laundry sink and is located on the main level. The basement has a large family room with a 2nd gas fireplace with built-in shelves, a wet bar with a fridge, 2nd bedroom, a full bathroom, a office/den, and storage room. Location is sought after small community complimented with gorgeous surroundings, walking and biking trails, enjoy a drink at the clubhouse or walk the links in your own backyard! Beautiful covered deck and patio great for summer bbq's - Security of a gate and great neighbors!