



**GRASSROOTS**  
REALTY GROUP

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**7925 Westminster Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2232638**



**\$799,000**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	Public Sewer, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Cedar, Composite Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity		

**Inclusions:** Kinetico Water Softener, A/C unit, Master bedroom TV and mount, Gas heater, black garage storage units and shelving, garage door opener and metal wall tool hangers in the garage. Bench and matching storage shelf in the laundry room. Security system. Wicker storage unit, two electric reclining couches, pioneer system, projector and DVD player in the theater room. Basement bar fridge, Built-in BBQ and igloo fridge(as is) on rear porch, Husqvarna YTH 2348 riding lawnmower.

Welcome to this impeccably maintained custom built home- offering elegance, comfort, and functionality in every detail. From the vaulted ceilings and cozy gas fireplace in the living room to the wall of windows overlooking the meticulously landscaped backyard, this home is designed to impress. The chef's kitchen features top-of-the-line appliances, including a built-in gas stove, and a massive granite island perfect for entertaining. Main floor laundry includes a sink, custom cabinetry, and a convenient folding counter. The spacious master retreat has a two-sided fireplace, a large ensuite with a jetted tub, slate and marble walk-in shower with full body jets, and a walk-in closet complete with a custom organizer system. The oversized double car garage is heated, and measures 28' x 30' with two 10' x 10' overhead doors, floor drain, and abundant built-in storage. Downstairs, enjoy a soundproof theater room with projector, screen, built-in speakers, and electric reclining leather seating. The basement also features a wet bar, second gas fireplace, games area, fitness room, two bedrooms, and a full bathroom. Utility room includes two oversized hot water tanks, a new Lennox furnace, Kinetico water softener, and ample storage. The park-like backyard is a true oasis with mature trees, full irrigation system, and a covered deck equipped with built-in BBQ, stovetop, and fridge—perfect for outdoor entertaining. Includes a well-maintained riding lawn mower (48" deck, 2009). This home must be seen to be fully appreciated. Schedule your private tour today!