



GRASSROOTS
REALTY GROUP

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

15906 103 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2235200



\$1,125,000

Division:	Westlake Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.48 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Many Trees, See		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Primary Downstairs, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, gas stove top, wall oven, wall microwave, wine fridge, washer, dryer, window coverings, gazebo, privacy wall on deck, hot tub, pool/hot tub system and accessories, central air.

"Welcome to the Life You've Worked For – An Exquisite Escape in Prestigious Westlake." Tucked into a quiet cul-de-sac on a prized wedge lot in the exclusive Westlake community, this 2,230 sq ft fully renovated two-storey stunner is where luxury meets lifestyle. From the moment you arrive, the stamped concrete driveway and lush, professionally landscaped grounds set the tone for the elegance that awaits inside. Step through the doors and feel the quality in every detail. New luxury vinyl plank flooring stretches throughout the home—completely carpet-free for a sleek, clean aesthetic. Your inner chef will be inspired by the brand-new Donovan Mills cabinetry, complete with soft-close features, premium appliances, and even a built-in wine fridge for those celebratory evenings. Quartz countertops dazzle throughout the entire home, offering continuity and class in every space. Upper bedrooms feel like a private European escape, complete with its own ensuite—an indulgence that elevates everyday living. The main floor primary suite is a personal retreat, featuring a spa-inspired ensuite with dual sinks, a massive glass shower, and two rejuvenating body saunas. Cozy up to one of the two gas fireplaces—the main living room fireplace is a brand-new showstopper, wrapped in elegant stone. Downstairs, the finished basement is made for entertaining and relaxing. Enjoy the warmth of in-floor heating, a sleek wet bar, a built-in entertainment system with ceiling speakers, and ample storage—including a top-tier plumbing system with boiler, on-demand water, and sump pump. Outside is where this home truly becomes your sanctuary. Dive into the in-ground heated pool, perfect for summer days and late fall swims thanks to heated concrete patios, or unwind in your brand-new hot tub. Gather around the outdoor gas

fire table under your enclosed gazebo or relax on the garden patio surrounded by mature trees, river rock, and designer landscape lighting. Love your toys? Store them in style with a heated triple car garage featuring epoxy floors, plus a detached heated shop—also with epoxy floors. End your days watching the sunset from your elevated sun deck with composite decking and sleek aluminum railings. This backyard oasis is completely private and fenced, offering beauty and peace of mind.