



**GRASSROOTS**  
REALTY GROUP

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**6505 99 Street  
Grande Prairie, Alberta**

**MLS # A2239913**



**\$445,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	hot tub - as is		

This beautiful family home in the desirable Country Club West is just a few blocks from the Bear Creek walking trails, Bear Paw Golf Course, bike park, volleyball courts and baseball diamonds. Not to mention the numerous parks in the area! Inside this home you will find vaulted ceilings and a spacious unconventional 4-level split layout. Walking in you find yourself in the living area, which flows right into the kitchen, dining and of course onto your back deck. Out here you will find yourself backing onto a T-easement, making your BBQ's as private as they can be in the city! Stone work, composite 2-tier deck, and lots of greenery will be your view. Up the open staircase you will go to the upper level, where you will find two bedrooms and a 4-pc bathroom, as well as your master bedroom complete with 3-pc bath and walk in closet. On the 3rd level and through the french doors is your movie room, complete with build-in speakers. Here you will also find an enormous bathroom/laundry room with a beautiful walk-in tiled shower. Down to the 4th level is a massive bedroom, an open storage area that was used as a gym space, as well as your utility room and additional storage. Make Country Club West your new stomping grounds and let the exploring begin! Call your trusted Realtor today to book a viewing.