



**GRASSROOTS**  
REALTY GROUP

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**7041 85 Street**  
**Grande Prairie, Alberta**

**MLS # A2241336**



**\$659,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Glass, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, High Ceilings, Kitchen Island, Stone Counters		

**Inclusions:** Shed, Built In Garage Cupboards, Projector, Screen & System With Wall Entertainment Stand, Custom Blinds & Curtain Rods, GDO

Stunning fully developed walk-out home with triple heated garage, backing onto a pond and walking trails in sought-after Signature Falls! This beautifully maintained home offers everything you could want—ICF foundation, tankless hot water (only 2.5 years old), A/C, underground irrigation, aggregate concrete driveway and sidewalk, hardwood and tile flooring, and granite countertops throughout. Step through the double front doors into a spacious foyer with soaring vaulted ceilings and a walk-in closet. The bright and open main living area features a modern kitchen with NEW stainless steel appliances (5 year warranty), a large island, granite counters, corner pantry, wine storage, and built-in garbage/recycling. The generous dining area offers room for a large table and hutch, with garden door access to the maintenance-free upper deck—perfect for enjoying views of the pond and open field beyond. The living room is filled with natural light and centered around a cozy gas fireplace. Two oversized bedrooms and a full bath are also located on the main level, while the private primary suite is tucked away upstairs. It includes a walk-in closet and luxurious ensuite with a jetted tub, dual sinks with upper cabinet storage, and a custom glass/tile shower complete with rain head and body jets. The bright, walk-out basement is ideal for entertaining with a large rec/games room, a theatre room fully equipped with projector, screen and sound along with blackout shades with direct access to the lower covered composite deck and backyard, a fourth bedroom, and a beautifully tiled bathroom with walk-in shower complete the basement. The fully finished heated triple garage features hot/cold taps, built in cabinets and a man door to the backyard. The yard is fully fenced and nicely landscaped—move-in ready and ideal for families or anyone who loves to entertain. Located in

Signature Falls, one of Grande Prairie’s most desirable communities, you’ll enjoy beautiful trails, parks, and quick access to schools, shopping, and other amenities. This home truly has it all!