



GRASSROOTS
REALTY GROUP

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8818 60 Avenue
Grande Prairie, Alberta

MLS # A2243209



\$659,000

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,998 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Formal dining room table and side table were custom made for this space.		

Just a stones throw away from Bickle's Pond, this gorgeous custom 2-storey home will wow you from the moment you pull into the driveway. This south-facing home greets you with a triple car garage, a beautiful arched front entryway and of course the second story balcony, sitting off of the bonus room. It truly feels like something out of a fairy tale. Inside the spacious entryway keeps going, inviting you deeper into the home with open arms. You will find a spacious coat closet and a half bath right here in the entryway. The decorative staircase sits in the middle of the home, creating a feeling of natural flow throughout the main level. From the sprawling front entryway you will pass by the formal dining room, around to the main floor office with backyard access, right into your living room with a custom brick gas fireplace - which seamlessly flows into your dining room with again backyard access. Both backyard access points have a covered deck with poured concrete, perfect for morning coffee rain or shine. The flow continues to the kitchen, which features a large breakfast bar that seats 6 comfortably, stainless steel appliances, a gas stove, as well as a walk-in / walk-through pantry. All of the cabinetry is soft-close and in perfect condition. Keep going and you will find your main floor laundry complete with more custom cabinetry, a bench-seating style back entryway closet, and access to your triple car garage. Lets go to the 2nd level, shall we? At the top of the staircase you will be greeted with french doors that invite you into the enormous bonus room - complete with that fairy tale balcony I was telling you about. Movie nights will be a hit in this home! And guess what else you will find up here? A walk-in LINEN CLOSET!! Every mom's dream... Tucked off on the West side of the upper level you will find your master retreat. Double vanities, a beautifully tiled

walk-in shower, gleaming soaker tub, private water closet and a walk-in closet with custom shelving complete this retreat. On the East side of the upper level you will find two spacious bedrooms and a full bathroom. Kids on one end, adults on the other, with a gathering space in the middle! Perfection! Lets head downstairs shall we? Again you will find the flow of the main level, with the living spaces wrapping around in a circular pattern. A large bedroom, bathroom, and three 'living / playing' areas complete this space, as well as storage space in the middle and of course your utility room. This is a one-owner home, built by the prestigious Podollan builders. Do not miss your opportunity to live in one of my favorite areas of town, surrounded by luxurious homes and sprawling nature! Contact your trusted Realtor today for a private tour.