



**GRASSROOTS**  
REALTY GROUP

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**9705 61 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2254114**



**\$619,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

Executive Bungalow in Country Club Estates & Backing onto Golf Course & Trails Welcome to this exceptional executive bungalow nestled in the prestigious Country Club Estates, perfectly positioned to back onto the golf course, mature trees, and the natural trail system. This rare offering combines timeless craftsmanship with an unbeatable location. Featuring 4 bedrooms and 3 bathrooms, this home was designed to maximize both comfort and style. Expansive windows span the back of the home, filling the living spaces with natural light while framing the serene views. The open, airy floor plan boasts vaulted ceilings, custom cabinetry, granite countertops, and upgraded built-in appliances, including a cooktop in the oversized sit-up island & perfect for gatherings and entertaining. The spacious primary suite offers a walk-in closet and a luxurious ensuite. The main floor also provides a large den/bedroom, convenient laundry room off the back entry, and thoughtful design throughout. The walkout basement is equally impressive, featuring large windows, a bright family room with an entertaining bar, patio access, a second laundry area with direct garage access, two additional generous-sized bedrooms, a full bathroom, and ample storage. The heated garage ensures year-round convenience. This is truly a one-of-a-kind opportunity in an area where homes seldom come available. With its prime golf course location, peaceful natural surroundings, and a home designed for both relaxation and entertaining, this property is a must-see. ? Don't miss out on this rare gem in Country Club Estates!