



GRASSROOTS
REALTY GROUP

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**6525 Grande Banks Drive
Grande Prairie, Alberta**

MLS # A2262769



\$1,029,900

Division:	Stone Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,490 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: Subzero Fridge, Fridge in Basement, Oven/ Range, Dishwasher x 2 (main floor + basement), 2 x Washer (Main +Pedestal), Dryer, Upright Freezer in Pantry, Window Coverings, GDO + Remotes, A/C Unit

Welcome to 6525 Grande Banks Drive, an extraordinary better-than-new custom Highmark Homes "Jayla" that redefines modern luxury living. Thoughtfully designed and masterfully built, this home blends architectural beauty with exceptional functionality—all set against the serene backdrop of no rear neighbors and breathtaking sunset views. Step inside and experience a home where every detail tells a story of craftsmanship and care. The home features engineered hardwood, custom tile and luxury laminate throughout, creating a seamless flow of warmth and sophistication. The vaulted kitchen ceiling, adorned with striking timber beams, anchors the heart of the home. This chef's kitchen features a \$50,000 appliance package including a Sub-Zero refrigerator, Bluestar range, and commercial-grade hood vent, complemented by custom lighting, premium hardware, and timeless finishes. A custom-built office, elegant two-piece powder room, and large functional mudroom/landing enhance everyday living, connecting effortlessly to the 36' triple-car garage with 9' doors. Upstairs, you'll find four spacious bedrooms and three full bathrooms, each designed with comfort and style in mind. The custom, fully developed laundry room adds a touch of practicality and luxury to daily routines—proof that every inch of this home was thoughtfully considered. The fully developed basement is an entertainer's dream—or an ideal setup for multi-generational living—featuring two additional bedrooms, a full bathroom, and a wet bar designed for gathering, relaxing, or offering guests their own private space. Built for enduring performance and comfort, the home features an ICF foundation, spray foam insulation under the slab, triple-pane windows, and built-in A/C. Outdoors,

enjoy a custom deck, RV pad with biaxial geogrid base, and peaceful surroundings that make every evening at home feel like a retreat. Every aspect of this residence reflects a commitment to craftsmanship, innovation, and refined Alberta living.