



GRASSROOTS
REALTY GROUP

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7842 Devonshire Lane
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2263762



\$1,029,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
Lot Size:	0.51 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours Behind, Pie S		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Tile, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, all custom blinds & Window Coverings, garage heater, irrigation, AC, gazebo

Perfectly situated on a .51-acre pie-shaped lot in sought-after Carriage Lane Estates, this property combines luxury, function, and space in one stunning package. Step inside to a grand entryway featuring two closets, a convenient half bath, and a bright den—ideal for a home office or quiet retreat. The main floor showcases an amazing living room with a soaring 18-ft. brick fireplace and floor-to-ceiling windows that flood the space with natural light but also offer gorgeous custom blinds & drapes throughout. Just off the living area, you’ll find a dream kitchen with a massive island, high-end finishes, included appliances, side pantry and an oversized dining area—perfect for family gatherings or entertaining guests with access to the beautiful upper patio with glass wind walls, included gazebo and stairs to the enclosed dog run with turf, making clean up a breeze!! The 2nd level overlooks the magazine worthy living room and features an enviable primary suite complete with walk-in closet and a spa-like ensuite offering his & hers sinks, make-up vanity, a freestanding tub and a separate glass shower. Two additional bedrooms, spacious full bath, a functional bonus room and a convenient laundry room complete the upper floor that has been recently updated with vinyl plank. The finished garage impresses with a spacious landing area, custom lockers, seating, and storage shelving. It’s heated, features epoxy flooring & includes 9-ft. doors, hot/cold taps, and even boasts a 42-ft. long bay—perfect for larger vehicles or recreational toys. The fully developed walk-out basement offers even more living space with a 4th bedroom, 3rd full bath, separate gym area, comfortable rec room and a stunning custom wet bar great for entertaining and offers additional storage. Outside, enjoy the beautifully landscaped yard with a walk-out stone patio, turf play

area, irrigation, dog run and no rear neighbors, offering unobstructed views and privacy in this gorgeous County setting. A rare find—style, space, and location all in one! Carriage Lane offers a convenient location with County taxes, great walking trails & green spaces plus the new HBS k-8 school just min away!