



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7817 Oxford Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2285185



\$1,099,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,000 sq.ft.	Age:	2015 (11 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.60 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, See Remarks	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Wet Bar

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Wine Refrigerator, pool table, central vac, TV mounts, security system, shed,

This stunning executive bungalow showcases true pride of ownership with an exceptional design perfect for both entertaining and everyday family living. Located in the highly desirable County neighborhood of Carriage Lane Estates this 2000 Sq.ft+ bungalow is sure to please! Step inside to a spacious open-concept floorplan featuring high-end crown molding finishes throughout, a chef-inspired kitchen with floor-to-ceiling cabinets, luxurious leathered granite countertops, gas cook-top, a massive island with a built-in wine cooler, and a generous walk-in pantry. The inviting living room centers around a gas fireplace, complimented by elegant hardwood flooring throughout. The main floor is complete with three generous sized bedroom and a beautiful main flr bathroom. The primary suite is a true retreat, offering a gas fireplace, a large walk-in closet, and a spa-like ensuite with his and hers sinks, a standalone soaker tub, and a glass/tile shower featuring dual rain shower heads. Laundry located just off garage with additional cabinets and wash sink leading to the fully finished & heated triple car garage with Mezz storage and flr drains. The fully finished basement is designed for comfort and functionality, boasting perimeter in-floor heating, wet bar, a spacious family room with included pool table, three additional bedrooms (1 is oversized with vinyl plank flooring, great home gym) and another fabulous 5-piece bathroom. Outside, this professionally landscaped yard features enclosed sunroom off dining nook with side BBQ area, tons of mature trees and shrubs, curbing & irrigation, 12'x18' shed, AC, and even a 4-hole putting green with bunker – perfect for relaxing or entertaining outdoors. Completing this impressive property is RV parking for added convenience. This home has been meticulously maintained, and it shows from the second you arrive. All of this PLUS County

taxes in one of GP's most popular family areas with new Harry Balfour K-8 school just min away, great parks, ponds & walking trails. It's time to move your family to Carriage Lane Estates where there's room to grow!