



**10612 Westminster Way
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2292911



\$849,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,883 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.59 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating: Forced Air

Water: Drinking Water

Floors: Vinyl Plank

Sewer: Other

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 29-71-5-W6

Exterior: Vinyl Siding

Zoning: RE

Foundation: ICF Block

Utilities: -

Features: Bar, Bidet, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan

Inclusions: window coverings, 20 KW back up generator

Welcome to this beautiful 1,883 sq ft custom bungalow in the highly sought after community of Carriage Lane Estates. Situated on a treed 0.65 acre pie shaped lot backing onto the greenbelt and the Carriage Lane pond, this property offers incredible privacy and space. With the mature trees and natural setting, you will barely notice you are in a subdivision when you step into the backyard. The kitchen is truly the centerpiece of this home and it is nothing short of spectacular. Fully custom and thoughtfully designed, it features crisp white cabinetry paired with elegant gold accents and luxurious high end finishes throughout. The massive 12 foot island creates an incredible focal point and offers an abundance of prep space, seating, and room to gather. Whether you love to cook, entertain, or simply enjoy a beautiful space to start your day, this kitchen delivers. With its bright, clean design and upscale touches, it feels both timeless and inviting while still making a statement. The home offers 4 bedrooms and 2.5 bathrooms with a thoughtful and functional layout. Built on an ICF foundation, it provides excellent energy efficiency and long term durability. The 1,478 sq ft garage is a complete show stopper and almost functions like a shop. There is an incredible amount of space for vehicles, toys, storage, or projects, making it ideal for anyone who wants room to work or tinker. The garage also features hot and cold taps and a separate dog wash, adding even more practicality to the space. Outside, the wrap around driveway provides an incredible amount of parking and includes a 220 volt RV plug in. The front and back Trex decks create great spaces to relax or entertain, and the BBQ gas line makes outdoor cooking easy. Additional features include a 20 kW backup generator that automatically kicks in if the power goes out, and permanent Christmas lights so you can enjoy the look of the

season year round without the hassle. Reach out to your trusted Realtor for a tour and make this dream home your reality!