



**6119 76A Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2081902**



**\$1,199,900**

<b>Division:</b>	Maple Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,664 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Drive Through, Heated Garage, Quad or More Attached,		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Many Trees		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Aluminum Siding , Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Electric Cooktop, Washer, Dryer, Garage Door Opener & Controls

One of a kind custom built home on a beautiful 1/2 acre treed lot in Maple Ridge Estates - located just outside city limits, with all the city conveniences and lower county taxes! This unique floor plan features a front office/den with exterior door for a remote/home office or business, as well as a possible second master suite or bedroom with ensuite (currently a gym area) on the main floor. The main entrance offers a stunning view of the great room with 15' ceilings, an 8' modern fireplace and a wall of windows looking out to the back yard and trees. The great room leads to the massive kitchen that has a 9' island with seating, wall ovens/microwave, full fridge and full freezer, wine & beverage fridges, 36" cooktop with pot filler, and a spacious dining nook. The door off the dining nook opens out to the 12'x21' maintenance free covered deck. There is a butler pantry PLUS a walk in pantry just off the kitchen - a convenient location bringing groceries in from the garage. The primary suite offers huge windows to the treed backyard, a soaking tub, double vanity, large custom shower, separate toilet room, and walk in closet. There is a 14'x24' gym/living area with walk in closet and plumbing roughed in for a full bathroom on the opposite side of the house - have the bathroom installed for a second master or guest suite. There is a powder room just off the great room/main entrance, and the beautiful, bright laundry room is located near the garage entrance, and has folding counter, laundry bin storage, laundry sink, and organizers. 10' ceilings through the main floor and basement, and upscale finishings include gorgeous tile & hardwood floors, ceiling beams, feature walls, and quartz counters. The basement offers a media room with wet bar, a large rec/games room, 3 large bedrooms with walk in closets, 2 full baths, an optional second laundry, an unfinished sauna room (could

be completed), and a finished storage room. Enjoy the added comfort of in floor heating in the basement and garage (separate boilers), and central air throughout the home! The attached heated garage has one 18'w x10'h overhead door a built in coffee bar, and the third bay has two tandem 12'w x 14'h overhead doors that will fit the largest of RV's. The landscaping features concrete curbing, shrub & tree beds, a concrete pad for sun loungers, a fire pit area and a large shed in the back yard. There is also gravel RV parking area along the driveway and tandem garage. This home is a must see!