



GRASSROOTS
REALTY GROUP

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6113 76A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2104420

\$899,900



Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,853 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.48 Acre		
Lot Feat:	Cleared		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	8-71-5-W6
Zoning:	RE
Utilities:	-

Inclusions: N/A

"Welcome to this exquisite home Built by Grande Castle homes, where the open kitchen takes center stage, featuring a generously sized island with seating, sleek quartz counters, and a large walk-in butler pantry that boasts built-in cabinets, additional quartz counter space, and open shelving for both functionality and style. As you step into the heart of the home, the great room unfolds with awe-inspiring features. Timber beam accents add a touch of rustic charm, harmonizing with the gorgeous floor-to-ceiling windows that flood the space with natural light. Nestled within the great room is a cozy gas fireplace, creating a warm and inviting atmosphere for gatherings and relaxation. The dining nook, a perfect spot for family meals or entertaining guests, opens up to a covered, maintenance-free deck. Step outside and take in the tranquil view of the trees behind, providing a peaceful backdrop for your moments of repose and outdoor enjoyment. The primary suite, a luxurious retreat beckons with floor-to-ceiling windows that frame the serene back yard. The ensuite is a spa-like haven, featuring double sinks with ample counter space and storage below, a free-standing soaker tub, a custom walk-in shower, and a spacious walk-in closet. What sets this primary suite apart is its seamless connection to the laundry room, adding convenience and efficiency to your daily routine. Functionality meets style in every corner of this home, evident in the garage entry equipped with a closet and bench. This thoughtful design extends further with a door connecting directly to the laundry room, ensuring a seamless transition from the garage to the heart of the home. Throughout the main floor, high-end cabinetry and finishing touches elevate the aesthetic, while a combination of hardwood, carpet, and tile flooring adds a layer of sophistication. Every detail has been carefully curated to create a living

space that seamlessly blends elegance with practicality. Indulge in the beauty of this meticulously designed home, where luxury meets functionality, and every room tells a story of refined living. Welcome to a residence where comfort, style, and thoughtful design converge to create the perfect haven for modern living"