



GRASSROOTS
REALTY GROUP

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

8522 71A Avenue
Grande Prairie, Alberta

MLS # A2119592



\$599,800

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Att		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Sloped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	General Residential (RG)
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Pantry		

Inclusions: Upstairs Laundry Pedestals, Stackable Washer & Dryer in Basement, Dishwasher in Bar Area in Basement. All blinds and Window Coverings (some blinds are automated in MB, Living room x 2, Basement Bedroom), Garage Door Openers & Remotes, Phantom Screen (with remotes) on Single Garage Door and Rear Garage Man Door, Remotes for Room Ceiling Fans, Garage Heater, Air Conditioner, Irrigation System

Welcome to your dream home in Signature Falls, where luxury meets functionality in this stunning property overlooking a picturesque park and playground. As you enter, be greeted by upgraded hardwood and tile flooring, leading you into the heart of the home boasting granite countertop surfaces, ceiling-height soft-close cabinets, and an expansive breakfast bar, perfect for entertaining or casual dining. The chef's kitchen is truly impressive, offering ample space and top-of-the-line appliances for culinary enthusiasts. The main level features an open plan design centered around a cozy gas fireplace, creating a warm and inviting atmosphere for gatherings with family and friends. A walk-through pantry adds convenience and organization to your daily routine. Upstairs, discover a sanctuary of comfort and style, with two spacious bedrooms, a convenient laundry room, and a bonus room ideal for relaxation or recreation. The master suite exudes luxury reminiscent of a boutique hotel, complete with his and her sinks, a rejuvenating jet tub, and a private shower. The fully developed walkout basement is a haven for entertainment, featuring a family room with a gas fireplace, a bar area for hosting, an additional bedroom, and a full bathroom. Indulge in the luxury of heated floors, ensuring year-round comfort and coziness. Outside, the meticulously landscaped yard boasts a full irrigation system, while a stunning upper and lower enclosed deck provides the perfect spot for alfresco dining or unwinding after a long day. The pride of ownership is evident throughout, with top-notch extras and attention to detail at every turn. With a triple car heated garage offering ample storage and parking space including epoxy coating on the garage floor as well as upgraded PROSLAT shelving, this home truly has it all. Don't miss the opportunity to make this exquisite property your own and

experience the epitome of luxury living in Signature Falls. Schedule your private tour today and prepare to fall in love with your new forever home.