



GRASSROOTS
REALTY GROUP

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14930 103 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2122546



\$609,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,650 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Underground Sprinklers, Priv		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, GAS STOVE, HOOD RANGE, DISHWASHER, WASHER/DRYER, A/C, GARAGE HEATER, BACK YARD SHED, WINDOW BLINDS		

Everyone dreams of owning a home that looks like its straight out of a magazine.... Well, now you CAN! This very well designed and thought out home in WHISPERING RIDGE is quite un-like any other. Offering such a desirable floor plan and with high-end designer finishes, courtesy of the builder "Deeproot Developments". This home has everything: soaring vaulted ceilings, a charming open kitchen with quartz countertops, an island you can sit and eat at, pendant lighting, a spacious corner pantry with built in shelving, a gas range, subway tile backsplash....and an extra bank of cabinets to give you the added storage for all of your kitchen necessities, and a coffee bar if you so desired! The adjacent dining room is bright and airy and delivers a ton of sunshine with the wall of large west facing windows . A 2 sided rock fireplace giving an elegant and cozy separation between the living and dining areas. Your upper deck can be accessed through your dining room door, where relaxing, bbq'ing or watching the kids play and walk to-and-from school is a real treat. A MAIN FLOOR master bedroom with the perfect ensuite to end your day in. Finishing off the main level is a chic 2 piece half bathroom. A separate area upstairs with two bedrooms and a full bathroom, are ideal for a family with 2 younger kids! An added bonus on this floor is the built in desk, where working from home or a place for kids to do their homework isn't such a chore. If that weren't enough, this home also features a fully developed basement offering a large family room, a finished laundry room, storage rooms and spaces, another full bathroom, and is a WALKOUT BASEMENT! That means you can get to your beautiful backyard that comes beautifully landscaped, with underground sprinklers, has a ground level deck in addition to your upper level deck, where rain or shine you can be down there, covered,

relaxing and watching the sunset. NO REAR NEIGHBOURS gives you the joy of additional privacy. This home backs onto the Communities K-8 Public School bus zone. County taxes! AIR CONDITIONING, an attached HEATED 22x24' DOUBLE CAR GARAGE, a SHED, + a feature list of mentionable's you get to enjoy year over year, in YOUR NEW HOME! SO COME TOUR THROUGH, get your favourite realtor on the phone and step inside this delightful place you could be calling home.