



**GRASSROOTS**  
REALTY GROUP

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**6646 98C Street**  
**Grande Prairie, Alberta**

**MLS # A2134983**



**\$499,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

BEAUTIFUL BUNGALOW IN COUNTRY CLUB WEST, BACKING ON TO A PARK WITH NO REAR NEIGHBORS! Located in the prestigious Country Club West neighborhood, this exceptional property is truly one-of-a-kind! Step into this meticulously crafted, elevated Bungalow and instantly feel a sense of refined serenity as you overlook the lush WEST FACING Park setting. Featuring impressive features, including a spacious heated garage with a 10' door, a sprawling covered patio deck perfect for admiring breathtaking sunsets, and exquisite vaulted ceilings that add a touch of grandeur to the main floor. Kitchen has been updated with quartz counter-tops, subway-tile back-splash and removed wall to open up space! The interior of this home showcases main floor laminate flooring, a soothing palette of neutral colours, and a convenient main floor laundry room. Upstairs, you'll find three generously sized bedrooms (with one easily convertible into a Formal Dining Room) and two full bathrooms with expansive functional vanities. Descend to the lower level to discover three large bedrooms, a spacious Rec/Games area with stunning Acid Wash Paint floors equipped with In-Floor Heat (2 zones). This property is brimming with extras, including two Solar Tube lights, dual hot water tanks, a striking Gas Fireplace with Rock Surround, large custom windows that flood the space with natural light, a pantry, and a massive Deck with Metal/Glass railing. The Master Bedroom is a true retreat, featuring a spacious Ensuite, a walk-in closet, and French doors leading outside to the patio and deck. Close to multiple schools, trails, South Bear Creek, Golf Course and shopping! This home isn't just a place to live; it's a lifestyle - immerse yourself in the beauty of summer and fall foliage, and relish mesmerizing sunsets from your very own private Oasis!

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