



7911 Carriage Lane Drive
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2138411



\$799,800

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|------------------|--|---------------|-------------------|
| Division: | Carriage Lane Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,895 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Heated Garage, RV Access/Parking, Triple Garage Attached | | |
| Lot Size: | 0.52 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Private | | |

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|--------------------|---|-------------------|---------------|
| Heating: | In Floor, Forced Air | Water: | Public |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 29-71-5-W6 |
| Exterior: | Concrete | Zoning: | RE |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound | | |

Inclusions: N/A

Welcome to this exceptional home featuring an open floor plan and an abundance of large windows that fill the space with natural light. The kitchen is a chef's dream with extensive cupboards, soft-close drawers, a center island with an eating bar, a spacious dining area with deck access, a large corner pantry, and a gas stove. The master bedroom is a private retreat with its own deck, a walk-in closet, and a luxurious ensuite with his-and-hers sinks, tiled floors, a tiled shower, and a jacuzzi tub. The second bedroom offers a generous closet and could make a great office area. Conveniently located off the garage entry, you'll find a half bath and a laundry room with a sink. The walk-out-basement with in-floor heat extends the living space with two additional bedrooms, each with walk-in closets, a full bathroom featuring a deep tub, a walkout to a covered patio, a wet bar in the family room, and a cozy wood fireplace perfect for gatherings. The garage is designed for functionality with a loft area, radiant heat, and high doors. Outdoors, the property continues to impress with a gravel pad leading to a 30x34 shop equipped with 220 power and radiant heat. The gazebo is wired and ready for a hot tub, creating the perfect relaxation spot. The yard is fully fenced, offering privacy and security, and is beautifully landscaped with numerous trees. Novo sound system with speakers throughout - even on the patio. Some updates include newer appliances (fridge & washer/dryer less than a year old), new sump pump in 2020. This home combines luxury, comfort, and practicality, making it the perfect place to call home. Don't miss out on this incredible opportunity!