



**7909 Carriage Lane Drive
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2149905



\$899,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,013 sq.ft.	Age:	2010 (14 yrs old)
Beds:	6	Baths:	3
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	0.83 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Lawn, Green		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-71-5-W6
Exterior:	Stucco	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

SHOWSTOPPING fully developed 6 bedroom, 3 bathroom bungalow in Carriage Lane Estates, with a treed, south facing lot! No expenses were spared in this one, on top of all the bedrooms and bathrooms, there is also a gym and a dedicated office. The home sits on a beautifully landscaped 0.83 acre lot that is fully fenced. It is one of the only select few lots in Carriage Lane that is treed. There is an irrigation system, RV Plugs which also work for a hot tub, natural gas hookups outside, a covered south facing deck, hot and cold taps in the garage, 200 amp electrical, a heated triple car garage, A/C and much more! Inside the home is a beautiful tiled entryway after you walk in from the covered front deck. The kitchen features a built in double oven, stainless steel appliances and granite countertops. The living room opens into the big south facing windows, that features a gas fireplace. There is hardwood flooring and tile on the main level, with the tile being heated, everywhere but the kitchen. There are three bedrooms and an office on the main level, with the primary bedroom featuring a large 5 piece en suite with a jet tub, tiled dual head shower and his and her sinks. There are 2 other generous sized bedrooms on this level, as well as another full bathroom, and a laundry room. In the basement, there is a full wet bar with a fridge and dishwasher. There are 3 more bedrooms, another full 4 piece bathroom, a large gym area, mechanical room, and a massive rec room. The backyard is a true oasis, with irrigation, curbing stonework, firepit, walkways and tons of storage. This is a truly rare home to check all these boxes, just seconds from the city, come have a look today!