



**7626 Abbey Lane**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2161725**



**\$892,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,434 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Downstairs Fridge, Canopy on Back Deck, Hot Tub, Shed, Garage Over Head Door Remotes.

Welcome to your dream home! This dazzling bungalow in the prestigious Carriage Lane Estates on Abbey Lane offers approximately 4,400 square feet of developed space, combining luxurious comfort with modern elegance. As you approach, a charming front veranda and tiled entrance welcome you inside, leading to a sophisticated sitting room with a unique leather accent wall. The expansive, open-concept dining, kitchen, family, and living areas are perfect for entertaining, featuring elegant stone columns and a cozy stone fireplace wall. The gourmet kitchen is a chef's delight, with ample cabinets, generous counter space, a corner pantry, and a large island with a sink and eating bar, complemented by travertine flooring and high-end stainless steel appliances. The main patio features an energy-efficient European window system by Innotech, known for its soft-closing wall-to-wall design, ensuring maximum efficiency and a seamless transition between indoor and outdoor living spaces. This beautiful home includes six spacious bedrooms and three full bathrooms. The primary suite is a private oasis, complete with a personal patio deck, a six-person hot tub, and a stunning ensuite bathroom with double sinks, a jetted tub, a separate tile shower, and a fabulous walk-in closet. The suite also features a European-style patio door with an energy-efficient window system. The second and third bedrooms are bright and roomy, with large windows that fill the space with natural light. An additional office/den provides a perfect space for work or study. The fully developed basement is designed for entertainment and comfort, featuring in-floor heating and a fantastic theater room with a state-of-the-art sound system, a 120" screen, and a 3D projector. The wet bar with a full-size fridge is ideal for hosting, while a large family room and a spacious gym offer

ample space for recreation and fitness. The gym is equipped with recycled rubber flooring, providing a durable and eco-friendly surface that is both comfortable and easy to maintain. The basement also includes two large bedrooms, one with a walk-in closet, and a full bathroom. The exterior of this home is equally impressive, with three new decks, including a main back deck with recycled rubber flooring for added comfort and durability, and a 12' x 10' canopy for year-round enjoyment. The beautifully landscaped yard features curbing, an irrigation system, and mature trees for shade and privacy, while a charming outdoor stone fireplace provides a perfect spot for cozy evenings. A chain-link fence ensures security. Additional features include a 3-car garage with hot/cold taps, a floor drain, a furnace, a newer hot water on demand system, engineered hardwood floors throughout, quartz countertops, decorative stone gas fireplaces indoors and outdoors, 11-foot high ceilings in the basement, main floor laundry with shelving, and European window systems on all exterior doors. Contact us today to schedule a private showing!