



**10502 Covington Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2188452**



**\$1,299,000**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,739 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Private		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Private		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s)	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	TV's & Wall Mounts, Security Cameras		

This remarkable 3,739 sq ft house exudes luxury & functionality at every turn. As you step into the foyer, the soaring high ceiling immediately captures your attention. The kitchen boasts top-of-the-line features including a 6-burner gas stove, an industrial-sized refrigerator and freezer ensuring ample storage, an additional sink in the island, eating bar in island, tile backsplash, a huge pantry, and hardwood floors extending into the living room. In the sprawling living room a gas fireplace becomes the heart of comfort and relaxation & the huge windows mean tons of natural light. The adjoining dining room enjoys deck access as does the living room, making this the perfect space for entertaining. A dedicated office space off the entry provides the perfect space for work or study. 4-piece bathroom - with heated tiles - is an added convenience on the main level. Ascending the stairs, an opulent master bedroom awaits, complete with his/hers walk-in closets, a second gas fireplace, & a private covered balcony. The sprawling 5-piece ensuite features heated tile floors, jetted soaker tub, steam shower with foot massage plus equipped with Bluetooth, double vanity, & make-up station. Three additional large bedrooms on this level ensure ample space for family or guests, each designed with generous closet space. A well-appointed 4-piece bathroom offers double sinks and a separate tub/toilet area for convenience, plus lots of storage. Laundry room, complete with a sink, storage, & tile floors houses commercial-grade washer and dryer units. Descending to the open concept walk-out basement, heated vinyl plank flooring creates a cozy ambience throughout. A massive rec room with wood burning fireplace a wet bar makes this the ideal space for entertaining. Two more big bedrooms &ndash; one with a walk-in closet, full bathroom with double vanity, a cozy reading room, and a

cold room with venting to the outside provide versatility and ample storage solutions. The house boasts modern amenities including new AC unit & a boiler heating system that allows for independent climate control on each floor. A wood-burning fireplace in the basement offers ducting throughout the home, enhancing overall efficiency. The property also offers a wealth of storage options, with fresh paint adorning the foyer and basement plus surround sound throughout main floor & basement. All three zero maintenance decks are equipped with natural gas lines, making outdoor grilling, & heating effortless. Yard is nicely landscaped & includes irrigation system with rain gauge. The large, attached garage, heated for comfort, accommodates both vehicles & projects. Huge, paved driveway offers ample parking, plus gravel pad behind the shop. Adding to the allure is a 32' x 40' shop, thoughtfully designed with upper windows for natural light, high doors (14' high by 11'9" wide & 16' high by 11'9" wide) to shelter an RV, 3-piece bathroom, an upstairs office, convenient washer/dryer unit, secure tool storage space & 240 amp power.