



GRASSROOTS
REALTY GROUP

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

MLS # A2188960



\$969,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,150 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, No Neighbours Behind, Street		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	29-71-5-W6
Exterior:	Mixed	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Granite Counters, Kitchen Island, Wet Bar		

Inclusions: FRIDGE(S), STOVE, DISHWASHER(S), WASHER & DRYER, MICROWAVE, WINDOW COVERINGS, GDO, A/C UNITS, IN GROUND IRRIGATION SYSTEM

Welcome to your dream home in the sought-after community of Carriage Lane! This stunning 6-bedroom, 4.5-bathroom property is the perfect combination of luxury and functionality. Topped off with a triple car garage, you're looking at your dream home. The master bedroom is truly a retreat worth seeing in person. It boasts a massive walk-in closet, an oversized standalone bathtub, a huge walk-in shower unlike anything you've seen before, and dual sinks with granite countertops. This home faces a tranquil pond and backs onto treed green space with no rear neighbours. The main living space is thoughtfully designed with hardwood floors, modern finishes, built-in shelving, and a cozy gas fireplace. The kitchen is a chef's dream, featuring sleek modern cabinetry, extra-thick granite countertops, an oversized fridge, a gas range, and a massive island with an eating bar. The walk-through pantry provides added convenience, and the dining room opens to a covered cedar deck—perfect for entertaining or unwinding with the family. The top floor boasts the luxurious master suite, three additional bedrooms (each with walk-in closets!), two more full bathrooms, a laundry room, and an office/flex-room. Downstairs is a fully finished walk-out basement built for hosting and relaxation. It includes a massive family room, a full bar with a wine fridge and dishwasher, and access to the large concrete patio complete with a hot tub. The basement also features a guest bedroom and another full bathroom, making it ideal for visitors or extended family. You'll enjoy peaceful living with no rear neighbours and easy access to walking trails, parks, and local amenities.