



GRASSROOTS
REALTY GROUP

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7702 Lexington Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2213143



\$919,000

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	3,046 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.56 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound		
Inclusions:	Ac UNIT		

Stunning Executive Home in Carriage Lane! This beautifully finished Knight custom-built 5-bedroom residence offers the perfect blend of luxury and comfort, tailored for your family. Upper Level: A parent's dream awaits with a spacious private den and a MASSIVE master suite just under 1,100 sq. ft. Enjoy the ambiance of a double-sided fireplace, a stunning ensuite featuring a jetted corner tub, his & hers sinks, and a large tiled shower. The master suite also includes a make-up vanity corner and a private balcony for added relaxation. Main Floor: The wide-open layout is accentuated by soaring vaulted ceilings, providing an airy feel. The large kitchen, with quality hardwood flooring under granite countertops, features an extensive eating bar leading into the dining area. The living room, equipped with fireplace #2, offers ample space for family gatherings, conveniently located next to two bedrooms with walk-in closets. A well-appointed laundry room, complete with rows of cabinetry and a sink, adds to the functionality of this level. Lower Level: The fully developed lower level boasts two additional bedrooms, a full bath, and a rec area featuring fireplace #3. The highlight of this level is the dedicated theater room, equipped with a large power screen that descends at the push of a button, and a ceiling-mounted projector for an immersive movie experience. The full audio system enhances the atmosphere, ensuring family movie nights are a cinematic delight. The home is fully wired with a Control4 audio system, allowing seamless integration and control of audio throughout the home. Garage: The garage is a standout feature of this exceptional home, offering an impressive 1,042 sq. ft. of space designed to accommodate your family's needs and hobbies. This spacious garage provides ample room for vehicles, storage, and workspace. The drive-thru garage bay adds a layer of convenience

for easy access, making it simple to park and retrieve vehicles without hassle. Additionally, the concrete pad at the back of the garage enhances functionality, providing a practical area for outdoor activities or extra storage solutions. **Family-Friendly Neighborhood:** Located in a strong, family-oriented community, this neighborhood boasts a vibrant atmosphere filled with families and children of all ages. Residents love the sense of community and safety, making it an ideal place to raise children. The peaceful environment allows for easy outdoor play and interaction among neighbors. Plus, you can reach a major chain grocery store in less than 5 minutes from your door, adding to the convenience of everyday living. **Comfort & Convenience:** The home is equipped with air conditioning and in-floor heating for year-round comfort. Outside, the large covered deck features sturdy maintenance-free railings, overlooking a huge backyard, ideal for outdoor activities. Book a showing today