



**GRASSROOTS**  
REALTY GROUP

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**7906 Cedar Cove**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2215943**



**\$1,399,900**

<b>Division:</b>	Maple Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,717 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
<b>Lot Size:</b>	2.05 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Many Trees, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, See Remarks, Stone, Wood Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Gas Range, Dishwasher, Washer, Dryer, Window Coverings, Radiant Heat in Garage, Garage Door Opener & Control, RO System, Irrigation, 100 Amp Power Off Deck, A/C, Gas Line to Deck,

Welcome to your DREAM home! Situated in one of Grande Prairie's premier County neighborhoods—Maple Ridge Estates—this stunning Lavender-built 2717 sq.ft home blends luxurious finishes, functional design, and incredible outdoor features on a beautifully treed 2.05-acre lot. Enjoy County taxes with City water, along with scenic walking trails, playgrounds, and ponds that create a true neighborhood atmosphere. The open-concept main floor showcases engineered hardwood flooring, a modern gas fireplace with custom shelving, and an abundance of natural light through oversized windows. The chef-inspired kitchen is perfect for entertaining, featuring soft-close custom cabinetry, under-cabinet lighting, granite countertops, a large island, pot-filler, upgraded gas range, and a convenient walkthrough pantry to garage access. Additional main floor features include a spacious office, welcoming front entryway, two large storage closets, a half bath, and a serene, covered deck perfect for year-round use. Upstairs, a large bonus room with a custom child-safety gate provides extra family space. The oversized primary suite is a private retreat with a spa-like ensuite—dual sinks, soaker tub, tiled shower, heated tile flooring, and a walk-in closet. Two additional generously sized bedrooms, a full bathroom, and upstairs laundry with sink complete the upper level. Bsmt is open for future development and features great sized windows, spray foam insulation and tons of additional space for entertaining. Access to the oversized triple attached garage features radiant heat, custom mudroom storage, slot walls and wash sink. Outdoor living at its finest with this fully landscaped and irrigated lot offering privacy and room to roam. A custom walkway leads to a massive concrete pad, pre-wired with 100-amp power for a future hot tub, and matching gazebos

with firepit area and power&mdash;ready for summer entertaining and family fun. Then there's the DREAM shop!!! 40&rsquo;x42&rsquo; custom-built, heated shop is a rare find&mdash;fully finished with PVC board walls, carbon fiber slot wall panels, 14&rsquo; overhead doors, and soaring 16&rsquo; ceilings this shop is sure to impress. Whether for work, storage, or hobbies, this shop has it all. This is turn-key acreage living with the comfort and convenience of City amenities. A rare opportunity&mdash;don't miss your chance to make this extraordinary home yours!