



**GRASSROOTS**  
REALTY GROUP

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**15902 104 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2224190**



**\$1,265,000**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,398 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Front		
<b>Lot Size:</b>	0.56 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Central, High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Fridge x2, Wall Oven, Wall Microwave, Gas Cooktop, Dishwasher x2, Standup Freezer, Garburator, Washer, Dryer, All Window Coverings, All Light Fixtures, Garage Door Openers x 5 with Controls, Central Vacuum & Attachments, Central Air Unit, Garage Shelving (Both Garages), Gym TV, Theatre Screen & Wine Coolers, Green House, Hot Tub, Generator, Overhead Vent in Sunroom, TV Upstairs, TV Downstairs, Solar Panels on House & Detached Garage

Welcome to this exquisite 2,398 sq ft executive bungalow, nestled on a beautifully manicured .56-acre lot backing directly onto a magnificent&nbsp;&nbsp; serene pond. With over 4,200 sq ft of fully developed living space, this show-stopping home blends refined luxury, thoughtful functionality, and unmatched outdoor beauty. The lush landscaping, stone waterfall, mature flowering & deciduous&nbsp;trees, and underground irrigation creates an estate-like feel. The private backyard oasis features fruit trees, perennial gardens, and uninterrupted pond views&mdash;your own personal retreat. Inside, this sprawling 4-bedroom, 4-bathroom home showcases timeless craftsmanship and elegance. The grand Primary Suite offers a gas fireplace, 6-piece ensuite, with an updated tile & glass walk-in shower, great soaker tub,&nbsp;with new updated&nbsp;heated floors, a roomy walk-in closet. The showcase feature&nbsp;of this incredible space is&nbsp;a private HEATED&nbsp;sunroom with brand-new hot tub&mdash;perfect for unwinding while soaking in the stunning natural views. This new space offers direct access out the courtyard as well. Designed for entertaining, enjoy both a formal living room and impressive dining area adorned in beautiful&nbsp;maple hardwood flooring with craftsman&nbsp;details such as crown molding & trim details.&nbsp;The elevated kitchen is a chef&rsquo;s dream, with custom cabinetry, stone countertops, gas cooktop, built-in wall oven & microwave plus&nbsp;island seating. From both the large kitchen & breakfast nook windows, you will have a delightful view of the incredible yard as well! The main floor family room with custom built-ins and gas fireplace flows into a sun-drenched sunroom with tinted windows, ideal for your morning coffee or evening wine. A spacious

laundry/mudroom with cabinetry, sink, counters, and stand-up freezer adds daily convenience. The finished, heated triple attached garage offers epoxy flooring, storage, and workspace. Plus, the 24'x24' detached heated garage is ideal for a gym, studio, or lounging space—complete with solar panels that generate enough energy to offset your monthly power use! The lower level is equally impressive with 3 oversized bedrooms, 2 full bathrooms (one with a private ensuite & walk in closet), a home theatre with drop-down screen, as well as a cozy family room featuring a gas fireplace, stunning wet bar with full fridge, sink, dishwasher, and a charming wine area with brand-new fridges. There's even space for a home gym or office. Additional high-end upgrades include: Solar panels (house + detached garage), NEW SHINGLES (When the Solar Panels were added), Backup generator, Secondary sump pump, Radon mitigation system, New air-exchange system, In-floor heated tile in all the updated bathrooms, New furnace & hot water tank, central A/C & vacuum & with RV parking! This is more than a home—it's an executive lifestyle tailored for those who value privacy, beauty, and refined living. Properties of this caliber are rare. Don't miss your opportunity to own one of Westlake Village's finest homes