



**GRASSROOTS**  
REALTY GROUP

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**8529 70A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2230155**



**\$559,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,763 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG General Residential
<b>Utilities:</b>	-

**Inclusions:** N/A

WONDERFUL NEIGHBOURHOOD.....BACKING ONTO A PARK & SPORT COURT...METICULOUSLY KEPT FAMILY HOME.....WELCOME TO SIGNATURE FALLS! From the moment you set eyes on this stunning home you will instantly be intrigued by the marvelous curb appeal with BEAUTIFUL LANDSCAPING AND TRIPLE CAR GARAGE leading up to FRONT DECK AREA perfect for your morning coffee. It's time to start your your of this Signature Falls gem. You will be captivated as you are welcomed by the SPECTACULAR OPEN CONCEPT KITCHEN & LIVING ROOM SPACE featuring AMPLE GRANITE COUNTER SPACE & ,MATCHING ENTERTAINING ISLAND with STAINLESS STEEL APPLIANCES featuring GAS STOVE, WALK IN PANTRY, CEILING TOP WHITE CABINETRY & FORMAL DINING SPACE. The living room is cozy and welcoming offering A FLOOR TO CEILING STONE CENTERPIECE with ELECTRIC FIREPLACE, FEATURE MANTLE & BUILT IN SHELVING. Completing the main floor is a 2 piece bathroom for convenience and a BONUS OFFICE SPACE & FLEX ROOM. Lets continue upstairs and be welcomed by the EXPANSIVE BONUS ROOM perfect for a secondary living room, kids space, or additional entertaining area. The upper level also features 2 GENEROUS BEDROOMS, A 4 PIECE BATHROOM, and yes a true luxury UPSTAIRS LAUNDRY! Completing the top floor is your PRIMARY BEDROOM OASIS offering A SPACIOUS LIVING AREA, ROOMY WALK IN CLOSET W/ BUILT IN SHELVING & A TRULY ELEGANT 5-PIECE ENSUITE featuring SOAKER TUB, MASSIVE TILE SHOWER & DUAL SINKS. Downstairs you will find the WALK OUT BASEMENT feature ready for future development and your finishing touches. Did I mention this home features A HEATED TRIPLE

GARAGE, DECK SPACE OVERLOOKING SPORTS COURT w/ stairs to ground level, WELL MAINTAINED BACKYARD SPACE w/ gate access to PLAYGROUND & SPORT COURT. WELCOME TO SIGNATURE FALLS....WELCOME HOME!