



GRASSROOTS
REALTY GROUP

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6505 99 Street
Grande Prairie, Alberta

MLS # A2239913



\$445,900

Division:	Country Club West		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,264 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	hot tub - as is		

This beautiful family home in the desirable Country Club West is just a few blocks from the Bear Creek walking trails, Bear Paw Golf Course, bike park, volleyball courts and baseball diamonds. Not to mention the numerous parks in the area! Inside this home you will find vaulted ceilings and a spacious unconventional 4-level split layout. Walking in you find yourself in the living area, which flows right into the kitchen, dining and of course onto your back deck. Out here you will find yourself backing onto a T-easement, making your BBQ's as private as they can be in the city! Stone work, composite 2-tier deck, and lots of greenery will be your view. Up the open staircase you will go to the upper level, where you will find two bedrooms and a 4-pc bathroom, as well as your master bedroom complete with 3-pc bath and walk in closet. On the 3rd level and through the french doors is your movie room, complete with build-in speakers. Here you will also find an enormous bathroom/laundry room with a beautiful walk-in tiled shower. Down to the 4th level is a massive bedroom, an open storage area that was used as a gym space, as well as your utility room and additional storage. Make Country Club West your new stomping grounds and let the exploring begin! Call your trusted Realtor today to book a viewing.