



GRASSROOTS

REALTY GROUP

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7061 85 Street
Grande Prairie, Alberta

MLS # A2302190



\$689,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,323 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings, GDO + control(s), all attached shelving, AC, garage heater

Ready for immediate possession is this beautifully crafted, one-owner custom home located in the highly desirable community of Signature Falls. Ideally situated backing onto a tranquil pond and scenic green space, this well-designed two-storey offers the perfect blend of elegance, comfort, and natural surroundings. As you enter through the spacious front foyer, you'll immediately notice the pride of ownership and attention to detail throughout. The main floor showcases an open-concept design, highlighted by a warm and inviting living room complete with a cozy gas fireplace. The kitchen is truly a standout, featuring custom cabinetry, a large island with seating, premium countertops, a timeless tile backsplash, and a gas stove. The dining area is bright and welcoming, filled with natural light and offering stunning views of the pond through large windows and sliding patio doors that lead out to the deck. Upstairs, you'll find a versatile bonus room ideal for a home office, gym, or play area, along with a spacious laundry room. Just a few steps up, there's a generously sized secondary bedroom and a full 3-piece bathroom. The primary suite is the true showstopper, offering a peaceful retreat with room for a sitting area, access to a private upper deck overlooking the water, a large walk-in closet with custom organizers, and a luxurious 5-piece ensuite featuring double sinks, a soaker tub, and a steam shower. The fully finished walk-out basement is designed with entertaining in mind, boasting a large family room with a home theatre setup, a stylish bar area, a guest bedroom, and extra storage space. Step outside to enjoy the beautifully landscaped backyard, complete with a covered lower patio, a built-in firepit area, and fresh raspberry bushes. Additional highlights include central air conditioning, an on-demand hot water system, and

a heated triple-car garage with ample space for vehicles, storage, and hobbies. Conveniently located kitty-corner to a playground and just minutes from schools, parks, and shopping, this home offers an exceptional lifestyle in a prime location. Don't miss your chance to own this truly unique property! Contact your favorite agent today to schedule your private showing!