



7726 Oxford Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2308022



\$879,999

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,638 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.59 Acre		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-71-5-W6
Exterior:	See Remarks	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS

Absolutely stunning 2-storey home by Unique Home Concepts in Carriage Lane, offering over 2600 square feet of opulent living space on the main and upper levels (over 3000sqft with basement), all set on a massive 0.67-acre lot. This impressive property features a triple-car heated garage with a floor drain + epoxy floor, full fencing, and beautifully landscaped grounds complete with a gorgeous three-tier deck and pergola—perfect for entertaining large gatherings. The backyard irrigation system is complemented by mature trees, shrubs, perennials, an attractive retaining wall, and paved RV parking with power. Inside, the wide-open front entry leads to a main level filled with high-end finishes, including a living room with scraped hardwood floors and a striking gas fireplace with rock surround extending to a coffered ceiling. The kitchen and dining area boast tiled floors, granite countertops, high-end appliances, a large pantry, and an abundance of dark cabinetry, with a convenient half bath nearby and direct access to the expansive deck and yard. Upstairs offers a large bonus room, laundry room, three bedrooms, and a full bathroom, while the luxurious primary suite features wainscoting, a spacious walk-in closet, and a spa-like ensuite with double undermount sinks, a glass and tile shower, a freestanding tub, and custom millwork. The basement is developed to include a fourth bedroom, third full bathroom, utility room with ample storage, and another fireplace—This remarkable home in Carriage Lane Estates is sure to impress inside and out.