



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

9321 61 Avenue  
Grande Prairie, Alberta

MLS # A2308223



**\$649,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,652 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Block Driveway, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)

**Inclusions:** Fridge, Range, Wall oven, Microwave oven, Washer/Dryer, Dishwasher, Window coverings, Fixed shelving, Garage organizer, Sheds, Gazebo.

Timeless, private, and truly one of a kind, this exceptional custom-built home is perfectly positioned in the prestigious Country Club &quot;Loops,&rdquo; backing directly onto the golf course with no rear neighbors. Proudly offered by the original owners, this expansive 2,652 sq. ft. residence was thoughtfully designed to blend enduring craftsmanship, functionality, and character while capturing the serenity and exclusivity of golf course living. Never smoked in, this home has been exceptionally cared for throughout owners From the moment you enter, the home offers an unforgettable sense of warmth and quality with soaring ceilings, extensive natural light from five upgraded skylights, and timeless finishes throughout. The main living spaces showcase beautifully refinished solid oak flooring, while the upper level features stunning solid cherry wood flooring rarely found in modern construction. The thoughtfully designed layout is ideal for both entertaining and everyday living. The main level welcomes you with an expansive front living room and formal dining area before flowing into the updated kitchen featuring stone countertops and upgraded appliances. The kitchen overlooks the breakfast nook and inviting family room with fireplace, all leading seamlessly into the rear solarium overlooking the backyard and golf course. Originally designed for hot tub use and constructed with marine drywall, the solarium creates an incredible year-round retreat with endless possibilities for a wellness space, sunroom, or indoor/outdoor entertaining area. The upper level offers three spacious bedrooms, including an exquisite primary suite featuring its own staircase leading directly into the solarium. The spa-inspired ensuite has been beautifully renovated with luxurious tile work, custom cabinetry, a soaker tub, and executive-style custom shower. The second full

bathroom has also been extensively renovated with a custom shower and modern finishes. Altogether, the home offers three full bathrooms and approximately \$75,000 in professional bathroom renovations completed with exceptional attention to detail. A main floor office provides flexibility for a fourth bedroom if desired, while main floor laundry adds everyday convenience. Additional upgrades include updated kitchen appliances, stone countertops, upgraded tile work, Trex decking, five upgraded skylights, and a newer clay tile roof designed to never require replacement while offering outstanding longevity and curb appeal. The developed lower level adds exceptional flexibility with a spacious rec room, den, utility area, abundant storage, and comfortable in-floor heat. Mechanically, the home features a high-velocity heating system, and the hot water tank was updated within the last decade. Outside, the property continues to impress with mature landscaping, full fencing, RV parking, a block driveway, matching custom shed, gazebo-style entertaining area, and exceptional privacy rarely found within city limits. A truly irreplaceable property.