



GRASSROOTS

REALTY GROUP

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

MLS # A2312181

\$816,700



Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Gravel Driveway, Multiple Driveways, RV Access/Parking		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	RE
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated two-storey family home offering the perfect blend of comfort, space, and upscale living in a sought-after community setting. Designed with families in mind, this spacious home features multiple living areas, a grand central staircase, and a bright open-concept layout perfect for both everyday living and entertaining. The chef-inspired kitchen is the heart of the home with granite countertops, a large island with eat-up bar, walk-in pantry, custom coffee bar, garburator, and elegant under-cabinet lighting. The main floor offers flexible family living with a cozy gas fireplace, formal dining space, and an additional sitting room or flex area ideal for a home office, playroom, or reading lounge. Hardwood flooring and new light fixtures throughout add warmth and sophistication. Upstairs offers four generously sized bedrooms, providing the ideal layout for growing families. The spacious primary retreat features a walk-in closet and spa-inspired ensuite with a deep soaker tub designed for relaxation. Three additional bedrooms and a large family bathroom complete the upper level. The fully finished basement adds incredible versatility with a second living area, kitchenette, full bathroom with heated floors, and additional flex space perfect for a theatre room, gaming area, teen hangout, guest suite, or multigenerational living. Outside, the fully fenced and beautifully landscaped yard is ideal for family living and entertaining, complete with a composite wrap-around deck and modern glass-panel railing. Families will love a playground directly next door and two more within walking distance, nearby outdoor skating rinks, access to the new county school, lower county taxes. Additional premium features include new central air conditioning, new irrigation system, new light fixtures throughout, triple attached heated garage with epoxy floors, 220V

power, RV hookups, Gas BBQ hookup, fresh paint on upper and lower levels, security features throughout. Meticulously maintained and thoughtfully upgraded, this exceptional property offers the space, functionality, and elevated finishes today's families are searching for in a forever home.