



GRASSROOTS
REALTY GROUP

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7925 Carriage Lane Drive
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2318847



\$1,089,000

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,857 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, RV Access/Parking, Triple Garage Attach		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Yard Drainage		

Heating: Central, Natural Gas, Wood Stove

Floors: Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: ICFs (Insulated Concrete Forms)

Foundation: ICF Block

Features: High Ceilings, Kitchen Island

Water: Public

Sewer: Septic Tank

Condo Fee: -

LLD: 29-71-5-W6

Zoning: RE

Utilities: Natural Gas

Inclusions: Heated 30 by 40 Shop with 220V

Welcome to this warm and inviting home that has something to offer everyone in the family. From the “age in place” main level floor plan featuring master with en-suite, steam shower, living room, kitchen, dining area, powder room and laundry, to the two, second- floor childhood dream bedrooms with a shared double sink bathroom, surprising walk-in closets, gable window seats, and even a secret “Narnia-like” bonus space, the wonder continues to the basement. Nine-foot ceilings, separate garage entrance, 2 bedrooms, full bath and theatre-like family room make this a very livable and private space. This practical home boasts generous storage on each floor for your seasonal treasures and everyday needs. The over garage bonus room has potential room for whatever your heart desires, with large rooms and extra storage space there are many opportunities for this room. Even your pet is accommodated in a fully fenced back yard and main floor fireplace to curl up in front of while you enjoy a warm drink on a chilly day. The cement surround on the massive firepit makes “mores evenings a family must”, while the more rambunctious members have room to run. The heated 30x40 shop with carport supports the triple car garage and can even provide enough covered storage for your toys and daily drivers to be covered all year long. Now that is true luxury living here in Northern Alberta! And the outdoor parking? Come see, and judge for yourself!