



**GRASSROOTS**  
REALTY GROUP

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**10009 Saxony Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2319397**



**\$899,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,206 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours Behind, Priv		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, See Remarks, Stone	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Fridge, gas Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Control, shed, beverage fridge, living room TV & mount

Custom-Built Carriage Lane Beauty!! Immediate possession & no Rear neighbors! Welcome to this stunning fully developed 2-storey home in desirable Carriage Lane Estates, offering 5 bedrooms, 3.5 bathrooms, heated triple-car garage, RV parking, and exceptional privacy with no rear neighbors on a massive 0.52-acre fully fenced lot. Beautiful curb appeal is highlighted by striking Hardie plank siding, new front composite steps, large concrete apron and tons of parking. The bright, open-concept main floor features soaring 20-foot ceilings, feature staircase, solid core doors throughout, new paint, a welcoming living room with gas fireplace, and an inviting dining area with access to the 2 tier patio & backyard. The kitchen is designed for both function and style with granite countertops, ample cabinetry to the ceiling, corner sink overlooking the beautiful backyard, side pantry, breakfast bar, and updated stainless steel appliances including a new gas stove and refrigerator. The main-floor primary suite offers gorgeous East facing windows, a walk-through closet leading to a beautifully updated ensuite with dual vanities, freestanding center tub, tiled shower, and private water closet. A convenient laundry room with new washer and dryer and a color drenched guest powder room complete the main level. Upstairs features a generous bonus room, two additional bedrooms, a 5-piece bathroom with dual sinks, and a private upper deck with gorgeous views East to Kleskun Hills. The fully finished basement provides even more living space with high ceilings, large windows, new carpet, a spacious family room, two large bedrooms and a 4-piece bathroom. Outside, enjoy a fully fenced East facing backyard with 2 tier pressure-treated deck, new shade sail, oversized shed and plenty of room to build a future shop (as large as 35'x35' with room to spare). The heated, finished triple garage

includes a floor drain & high ceilings while the oversized driveway offers abundant parking, including space for RV/boats or additional storage. Ideally located near great schools including the new Harry Balfour K-8 with busing, great parks and walking trails, this exceptional family home combines quality, comfort, and space in one of the County's most sought-after neighborhoods. Close to convenient amenities including grocery store, drug store & restaurants but just far enough to enjoy the peace and tranquility of County living & taxes! This family home offers immediate possession; get your family settled before the new School year and enjoy the lifestyle that Carriage Lane Estates has to offer.