



GRASSROOTS
REALTY GROUP

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15908 104 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2322475



\$1,175,000

Division:	Westlake Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,208 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.44 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco

Foundation: ICF Block

Features: See Remarks

Water: Public

Sewer: Sewer

Condo Fee: -

LLD: 11-72-6-W6

Zoning: RE

Utilities: -

Inclusions: Fridge, Gas cooktop, Wall oven and microwave, Dishwasher, Warming Drawer, 2 washers, 2 dryers, Hot tub (as is), All window coverings, Ironing Board Attached to wall, Central Vac, Garage door openers, 2 air-conditioning units, Lockers, Workbenches in the garage, Shed

A remarkable custom home offering approximately 4,933 sq. ft. of developed living space in the established community of Westlake Village. Thoughtfully designed for comfortable everyday living and impressive entertaining, this distinctive property offers 5 bedrooms, 4.5 bathrooms, exceptional flexibility and recent updates throughout. The main level is anchored by a chef-inspired kitchen with black walnut cabinetry, granite countertops and premium Wolf and Sub-Zero appliances. A formal dining room, spacious living area and private office/library create an elegant and functional layout, while main-floor laundry and a convenient half bath add everyday practicality. Privately positioned on this level, the primary retreat features a generous walk-in closet and spa-inspired ensuite with dual vanities, an oversized soaker tub and tiled shower with a recently replaced steam unit. Hardwood and tile flooring flow throughout, complemented by in-floor heat in tiled areas and fresh paint. Upstairs offers 2 generously sized bedrooms, 2 full bathrooms and an impressive oversized office/bonus room ideal for work, recreation or media space. The fully developed lower level adds even more versatility with in-floor heat, 2 additional bedrooms, a full bathroom, dedicated theatre room, spacious recreation area and excellent storage. Mechanical upgrades include dual furnaces, with one replaced in 2023 and the other brand new, along with 2 brand-new air conditioning units. The 1,424 sq. ft. heated triple attached garage is a standout feature, offering extensive built-in storage and exceptional space for vehicles, recreational equipment, workshop use and indoor RV parking. Outside, the fully fenced yard has been professionally maintained and features mature trees and perennials, a pond water feature, expansive deck, firepit area and 18' x 20' shed. Dedicated RV parking with hookups adds

even more versatility. Built-in speakers throughout the home have not been used by the current owners and are included as-is. Offering an exceptional combination of space, luxury, functionality and recent improvements, this is a truly unique opportunity in Westlake Village.