



GRASSROOTS
REALTY GROUP

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7768 65 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2325937



\$1,250,000

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,038 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.60 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Central A/C Unit, Garage Heater

This elegant 3000+ square feet fully developed 2 storey home situated in the prestige County Of Grande Prairie subdivision of Maple Ridge will be sure to wow you. As you pull up to your new home you will appreciate the sheer size it boasts, with incredible curb appeal and grand concrete stamped driveway with no lack of space for RV Parking. Entering your new home you will appreciate the openness and high ceilings that welcome you like no other home in the area. Open concept with open high ceilings through the kitchen, dining, and living room. Kitchen hosts must have kitchen island, quartz counter tops, ample cabinet space, and walk in pantry. There is a formal dining area as well as a daily dining area for all purposes. Living room has numerous windows allowing natural light in all day long, as well as gas fireplace with feature wall. Remainder of main floor consists of convenient main floor office, half bathroom, and mudroom with laundry hook ups leading into your heated attached triple car garage. Heading upstairs you will find good sized bonus room with railing to overlook your main floor. Three bedrooms, including your massive master bedroom oasis that has a walk in closet, 5 piece stunning full en-suite with his and her sinks, soaker tub, tiled shower, and toilet in its own room. Completing the upstairs is two more bedrooms and a full bathroom with two sinks. Basement is fully developed with two more bedrooms, living room, full bathroom with laundry, theatre room, and utility room with an incredible amount of storage space. Back yard has more than enough space for all activities, and nicely treed with a large deck with storage underneath as well as no lack of space for future detached garage/shop. Also not to worry this home also has central air conditioning so you will beat the heat this summer season, as well as central vac & irrigation. Book your viewing today and

be prepared to be amazed, and have the opportunity to live in one of the most sought out subdivisions in the Grande Prairie area with county taxes and city services.