

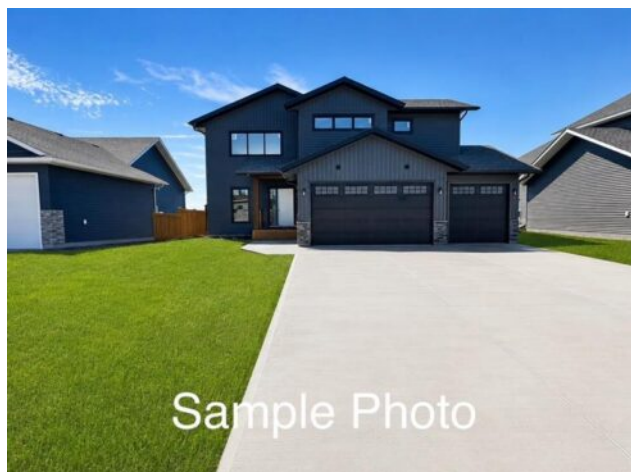


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12032 54 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2327383



\$874,900

Division:	Flyingshot Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,774 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-71-6-W6
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	CR-2
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

ZAYA JOB #367 Welcome to Crosslink's stunning Zaya Plan in Flying Shot Lake Estates.. This modified bi-level offers 1,774 square feet of thoughtfully designed living space and elevated finishes throughout. From the moment you step inside, you'll appreciate how effortlessly this home supports everyday living. The spacious entry is complemented by an oversized boot room and separate dedicated laundry room, creating an elevated take on practical living that keeps busy households organized. The heart of the home is the gorgeous kitchen featuring quartz countertops, under-cabinet lighting, bright cabinetry with dovetail finishes, and an expansive butler's pantry. The open concept living area is anchored by a striking floor-to-ceiling gas fireplace and soaring coffered ceilings, while the dining area is defined by gorgeous framed lighting that adds architectural interest and warmth to the space. A wall of windows floods the main living area with natural light while. Conveniences of city living with the added benefit of county taxes. Close to Costco and the airport. The main floor offers two spacious bedrooms and a well-appointed four-piece bathroom that carries the same elevated finish palette found throughout the home. Privately situated above the triple car garage, the primary retreat feels like its own sanctuary featuring a spacious bedroom, large walk-in closet, and a spa-inspired ensuite complete with a tiled shower, soaker tub, double vanity, and all the space you need to unwind at the end of the day. An additional bonus area offers the perfect spot for a home office, reading nook, nursery, or play space. Built with an ICF foundation and high-efficiency construction, this home delivers both style and performance. One of this home's standout features is the fully developed flex space in the basement. Whether you're

dreaming of a home gym, kids's playroom, media room, home office, hobby space, or even a quiet retreat, this versatile area adapts to your lifestyle. Best of all, it's already finished, saving you the time, cost, and disruption of future renovations. It's the kind of bonus space every family appreciates because it can evolve with your needs for years to come. Additional laundry hookups in the basement provide flexibility for future development or changing family needs. The triple garage is complete with hot and cold water taps. Set on a large lot the Zaya Plan offers the perfect blend of luxury finishes, thoughtful design. **Builder is a licensed realtor*