



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**10502 Covington Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2202593**



**\$1,299,000**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,750 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Private, Underground Sprink		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	TV wall mounts, security cameras		

Timeless traditional design with a touch of rustic charm creating a home that is captivating and relevant from the moment you step inside. Spanning over 3700 sqft of living space, you are welcomed by a grand foyer featuring impressive 18-foot ceilings, mosaic tiled flooring, dedicated office perfect for work or study, 4-piece bathroom with heated floors, grand staircase and 9-foot solid walnut-stained doors throughout the main level of this exquisite custom home. Step into the inviting living room that flows into the beautiful chef's kitchen featuring 10' ceilings and high-end appliances including a Heartland six-burner gas stove with French door oven, Frigidaire professional size refrigerator freezer for generous storage space and elegant granite countertops. The kitchen also boasts a large island with an additional sink, a spacious pantry, and hardwood floors that seamlessly extend into both the dining and living areas. The stunning dining and living room, anchored by a gas fireplace are the heartbeat of this space where comfort meets luxury seamlessly. Two separate doorways lead effortlessly onto the large deck making it an ideal space for entertaining guests. On the second floor you will find a luxurious primary suite, complete with his & hers walk-in closets, gas fireplace, and a private covered balcony perfect for enjoying your morning coffee. The 5-piece ensuite exudes a spa-like ambiance featuring heated tile floors, jetted soaker tub, steam shower with foot massage capabilities & Bluetooth connectivity, double vanity, and designated his & hers get-ready centre. This level also has three more spacious bedrooms, each thoughtfully designed with ample closet space, making it perfect for family or guests. A well-appointed four-piece bathroom is available, complete with double sinks, and a separate tub and toilet area for added convenience. Additionally, the

upper-level laundry room is outfitted with commercial-grade washer and dryer units, tile flooring, and a soaker sink. The basement features an open-concept walk-out style, with heated vinyl plank flooring, a spacious rec room with a wood-burning fireplace and wet bar, perfect for entertaining. With two more large bedrooms, a 4-piece bath with a double vanity, a cozy reading room, and a cold room with outside venting. The home features a new AC unit and boiler heating system for independent climate control on each floor. 32 x 40 detached shop with 240 amp. All additional details for the home are available in feature sheets in supplements. Call your favorite Agent today to book your private viewing!!