



GRASSROOTS
REALTY GROUP

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10726 Westminster Way
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2211186



\$864,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,249 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.68 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	29-71-5-W6
Exterior:	Cedar, Concrete, Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Call seller directly		

Click brochure link for more details. Situated in the sought-after community of Carriage Lane Estates, this beautifully custom crafted two storey is the perfect family home. The main level boasts a grand entrance with lift up bench seating for extra storage. Just off the front entrance is a large open concept piano room or study, the options are endless. The bright and airy living room is enhanced by expansive windows that flood the space with natural light along with a custom rock fireplace which creates a cozy home feeling. The open concept dining area seamlessly connects to the well-appointed kitchen including quartz countertops, gas stove, huge walk-in pantry, bar, and modern farmhouse lighting fixtures. A powder room completes the main floor. Upstairs, a bonus room provides a versatile space for relaxation and/or entertainment. The upper level also includes three generously sized bedrooms. The primary bedroom has a large walk-in closet complete with custom cabinetry and shelving. The private ensuite bath features herringbone tiled flooring, soaking tub, large glass enclosed shower and his and her sinks. The additional bedrooms offer plenty of closet space and share a full bathroom. Laundry is also on the upper level for extra convenience. The basement has an additional finished bedroom to provide extra space for guests or family members. Step outside to enjoy the thoughtfully designed sunny west-facing backyard. A three season sun room situated off the kitchen leads to a private deck, perfect for outdoor gatherings, watching wild life and the never ending sunsets. This home has a heated triple car garage with one extra long bay. Extras include a large boot room from the garage leading into the house, air conditioning, hot-tub, RV storage with RV waste drain, front Yard Irrigation.

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