



DON'T GAMBLE WITH YOUR HOME.
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15125 104 A Street
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2141308



\$695,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	2015 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer

Features: Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: NA

Discover the epitome of refined living in the heart of Whispering Ridge, a sanctuary of luxury, comfort, and elegance in every detail, with the added benefit of lower county taxes! Step into the exquisite kitchen, a true culinary haven. Imagine preparing gourmet meals amidst coffered ceilings, pristine white cabinets, and gleaming granite countertops. Stainless steel appliances and a spacious island with an eat-up bar create an inviting atmosphere for casual meals and entertaining. A convenient pantry and stylish tiled floors complete this chef's paradise. The coffered ceilings extend into the dining room, where massive windows and glass doors frame breathtaking views of your lush backyard. This seamless blend of indoor and outdoor living is perfect for hosting dinner parties or enjoying quiet family dinners. The living room, with its continuation of coffered ceilings, is a sanctuary of comfort and style. Natural light floods through large windows, highlighting the rich hardwood floors. Gather around the gas fireplace, adorned with a stone and wood mantel, for cozy evenings and cherished moments. A thoughtfully designed main floor also features a half bath and a back entrance from the triple car garage, complete with a closet and bench, ensuring convenience and organization. Ascend to the additional family room above the garage, a versatile space perfect for movie nights, a home office, or a play area for the kids. The upper level boasts a massive primary bedroom that is a retreat in itself. Luxuriate in the ensuite, featuring dual vanities, a jetted soaker tub, a walk-in tiled shower, and a walk-in closet. Start your mornings with a breath of fresh air on the private deck off the bedroom. Three additional spacious bedrooms, a 4-piece bathroom, and an upstairs laundry room complete the second floor, providing ample space for family and guests. The finished basement is an entertainer's

dream with a wet bar, a cozy family room, two more bedrooms, and a 4-piece bathroom, offering endless possibilities for hosting guests or creating a private retreat. Step outside to your fenced backyard, backing onto Whispering Ridge School, ensuring no rear neighbours and a peaceful view. Enjoy summer barbecues on the deck and explore the great walking trails nearby. With air conditioning for hot summer days and a triple car garage for all your storage needs, this home has it all. This Whispering Ridge gem combines elegance, comfort, and practicality in every corner. Don't miss the chance to make this stunning house your forever home. Call your REALTOR® today to schedule a private showing and begin the next chapter of your life in unparalleled luxury!