



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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7749 Oxford Road  
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2155429



**\$749,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,902 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.54 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot tub, All outdoor items/furniture negotiable		

Welcome to your dream home in Carriage Lane Estates with a triple-car garage. As you approach this stunning property, you'll be greeted by impressive curb appeal, a spacious driveway, and RV parking. On the main floor discover an open-concept living, kitchen, and dining. The living room is anchored by a stone-accented gas fireplace with built-in shelving on either side. The kitchen boasts brand-new gun-metal refrigerator, dishwasher, and double oven. The kitchen's expansive island with a wine rack, dark cabinetry, stainless steel backsplash, and abundance of cabinetry, is sure to please. The main floor also hosts a convenient half bath and the master bedroom with an incredible walk-in-closet and ensuite. The ensuite features a jetted tub and stand-up shower, with exquisite custom tile work. Both the master bedroom and dining area offer access to the remarkable deck with more space than you could ask for, offering a view of the breathtaking backyard, with a stone pathway to the firepit area, mature trees, a greenhouse and a shed. Upstairs, above the finished triple-car garage, you'll find a well-appointed laundry room and two generously sized bedrooms, each with walk-in closets and connected by a stylish Jack & Jill bathroom. Downstairs hosts a massive family room with an additional fireplace and faux stove accent wall, a fourth bedroom, and a full bathroom. The entire home has been freshly painted and includes modern amenities like air conditioning and irrigation throughout the entirety of the property. With so many features and details, this property is truly a must-see. Schedule your showing today and experience all that this exceptional home has to offer!