

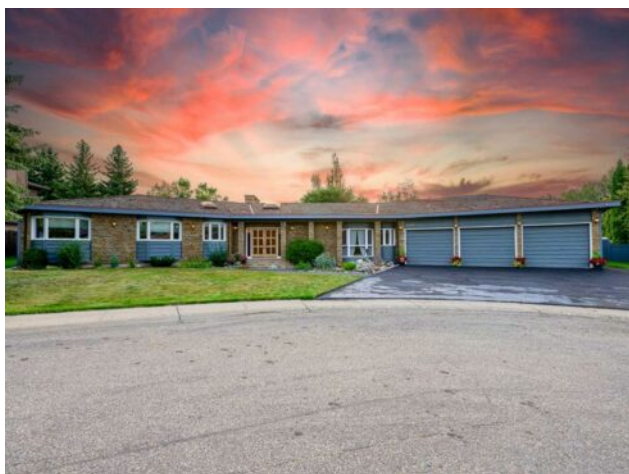


DON'T GAMBLE WITH YOUR HOME.
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6101 96A Street
 Grande Prairie, Alberta

MLS # A2166364



\$1,200,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,595 sq.ft.	Age:	1984 (40 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Asphalt, Driveway, Triple Garage Attached		
Lot Size:	0.38 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Irregular Lot, Landscaped, Street Lighting, Yard L		

Heating:	Boiler, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Beamed Ceilings, French Door, Recreation Facilities, Sauna, Skylight(s), Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Pool Table & Stand, Infrared Sauna in Garage		

California Ranch-style custom built home featuring an amazing design & definitely one of a Kind! It is built on 2 city lots with beautiful trees, & an outdoor heated pool with custom deck & multiple entertaining areas. The main floor offers 3,595 sq ft. & a fully developed basement, a 312 sq ft 3-Season room off the kitchen, & a 33' x 33' triple car heated garage. Enter into an abnormally large front foyer with bench seating that shows the overall uniqueness of the large spaces throughout this home. The foyer opens up into the living room which has a fireplace with beautiful ledge rock, cedar vaulted ceilings & the back wall of the house showcases full size windows & garden doors to an outside patio deck. It is an absolutely lovely space with the perfect light. The kitchen is unique in design with a proper cooking/work area & an integrated informal dining area & desk area. There is a skylight in the main informal dining area which eliminates lights during the daytime. The formal dining room accessed through French doors from the kitchen easily seats a party of 12 with wainscoting, coffered ceilings, & a bay window looking out onto the park. There is an office & 2 pc. bathroom near the entrance into the garage. In addition to all the storage in the kitchen, there is a lighted closet/pantry between the kitchen & the triple car Garage access. The bedroom wing is to the left off the main front entrance through a private doorway. First is the primary bedroom with coffered ceilings & a fully renovated 5 pc. ensuite (large new soaker tub, new tile surround, new lighting) & a walk-in closet. There is a skylight in the ensuite & french doors to a back private patio area from inside the primary bedroom. There are 2 additional bedrooms here with a jack & jill bathroom (4 pc. & in-floor heat) that are on the front of house; both bedrooms have window seats. There is a spacious laundry room

next to the bedrooms with tons of storage, a sink, & sewing area. Enjoy a 4th bedroom with a 3 pc. ensuite, vaulted cedar ceilings & a lovely skylight; however this room could be a library, office, exercise room; it has a wood fireplace with a wall of ledgestone, & entrances from the bedroom wing hallway, or the Living Room; also features french doors to the same back patio the primary bedroom accesses. The fully finished basement has a pool table area, a dance floor, a home theatre, & a bar. The theatre is an open room, with a built in mezzanine for second row seating, a projector, & pull-down screen. There are 2 large bedrooms in the basement with a bathroom (large steam shower with cedar benches). The utility/storage room in the basement has 2 boilers for the in-floor heat, air conditioner, hot water heater & the main shut-off for the in-ground sprinkler system. The yard is an oasis of privacy & luxury with many decks, a kidney-shaped heated salt water in-ground pool with a concrete deck(non-slip surface). Many more features to list - view this amazing property & find your next dream home!