



DON'T GAMBLE WITH YOUR HOME.
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8642 120 Avenue
 Grande Prairie, Alberta

MLS # A2168407



\$524,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,646 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Window Coverings		

This STUNNING fully developed home sitting at the front of a quiet cul-du-sac in the desirable Copperwood neighborhood is what dreams are made of! Soft touches, matte doors, gold accents, bold feature walls... it really has it all! You step into the home and are greeted by a large entryway, complete with a custom feature wall and double door coat-closet, finished off perfectly with built-in shelving. Up the wide stairs you go and you will find yourself looking in awe over your open kitchen / dining / living area. This space will surely be where all the magic happens thanks in part to the gold pulls, fixtures and lighting, peek-a-boo glass cabinetry, perfect white honeycomb backsplash, gleaming white quartz countertops with eat-at breakfast bar and perfectly polished stainless appliances. The dining area is beautifully designed, with a second custom feature wall and stylish yet modest lighting. You have access to the back deck right off of the dining room, allowing company to seamlessly flow out to the beautiful backyard in the warmer months. You will find your main living area right off of the kitchen and dining room, finished with hardwood floors and a gas fireplace. It is the perfect spot to kick your feet back and enjoy the evening, surrounded by friends and family. On the main level you have two spacious bedrooms and a full bathroom, which pulls that gorgeous honeycomb tile from the kitchen right into the shower design. Upstairs is your master retreat! Tucked away on it's own level, you will find solitude and tranquility - especially in that giant soaker tub! Step into the shower to be awed at it's size, and enjoy this open airy ensuite every morning and evening. I imagine a lot of time will be spent up here... Down we go to the basement where you will find a large entertainment area, complete with a full wet bar. You will find the same gold accents and honeycomb tile here, effortlessly

bringing flow to the entire home. Off this lower living area is a 4th bedroom and your 3rd bathroom, perfect for extended visitors. You have yourself a double attached garage, with plenty of storage for all of your toys and hobbies, and of course plenty of room for parking! This home is a Unique Built home, and the exquisite attention to detail during the build process is matched equally by the pride of ownership over the years. Come down to Copperwood, to see what the neighborhood is all about. Maybe, just maybe, it will feel like home!