MY Lifestyle AGENTS

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10201 67 Avenue
Grande Prairie, Alberta

MLS # A2045484



$2,350,000

Division:	Stone Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,630 sq.ft.	**Age:**	2015 (9 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Additional Parking, Heated Driveway, Parking Pad, Quad or More Attached, R		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Creek/River/		

Heating:	Boiler, High Efficiency, In Floor, Make-up Air, Forced Air, Humidity Control, Natural Gas	**Water:**	-
Floors:	Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s)

Inclusions: 2 x fridges, 2 x washers, 2 x dryers, 1 bar fridge, 1 x freezer, 3x dishwashers, 2 x ovens, 7 tv's & wall mounts, projector, AV recievers, attached cabinets in garage, 7 GDO and controls, 2 built in vac, security system equipment, water softner system

Step out of your dreams and into reality! Nestled in a serene location, this breathtaking, beautiful property boasts a unique design and modern finishes that will surely impress. With 5 spacious bedrooms, 3.5 luxurious bathrooms, a theater room, a gym, main floor laundry, formal dining area, & air conditioning, this home is perfect for homeowners who seeks comfort, style, and privacy. As you step into the main entrance, you are greeted by an open-concept living area that is bathed in natural light and features an elegant fireplace that is perfect for entertaining guests or simply relaxing with family. The gourmet kitchen is a chef's dream, with top-of-the-line appliances, a butler pantry, and a large center island that doubles as a breakfast bar. Upstairs, you will find the luxurious master suite with its own private library, triple sided fireplace, Juliette balcony, dual walk-in closets, and an 5pc ensuite bathroom with a soaking tub and separate shower; a serene retreat from the hustle and bustle of daily life. The other four bedrooms are equally spacious and feature their own unique design elements. The theater room in the basement is perfect for movie nights with friends and family, while the gym is ideal for those who want to stay fit and healthy. For added security and peace of mind, the home also offers a panic room that is hidden from view and provides a secure space in case of an emergency. To complete this home, the attached quad garage has ample space for parking. The maintenance free landscaping offers the homeowners peace of mind knowing their yard will look amazing year round. The detached garage (or Carriage House) offers triple car parking, with a 2 bedrooms suite above that is perfect for guests, an office or as a private retreat for the homeowner. The property backs onto Bear Creek, offering stunning views and an opportunity to connect with nature.

Whether you are a nature lover or simply seeking a quiet and peaceful location, this property is a true gem that offers a perfect blend of luxury, comfort, and privacy.

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