

**7802 Park LANE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2065464**



**\$849,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Lawn, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Walk-Out To Grade	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Brick, Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** Pool table & accessories, shed, Theatre screen, 3 garage door openers, garage heater, air conditioning unit.

This fully developed bungalow is simply stunning and impressive. Walking inside, you will be amazed by huge open concept Brazilian hardwood floor, vaulted ceiling, wood burning fireplace, gorgeous kitchen equipped with gas stove, built in oven, microwave and double fridge. The kitchen is heated floor that will provide you the warmth. Main floor offers to large office and formal dining room for family and friend gathering. The massive primary bedroom provides the perfect relaxation with en-suite spa, heated floor bathroom and access to the walkout deck. Huge walk in closet is another bonus having Center Island with lots of shelves and storages. Second bedroom on the main floor is perfect for your kids and guests overnight stay. Laundry room, central vacuumed, 2 separate furnaces (1 for top & 1 or down), air conditioning for summer, heated triple garage for winter will complete your needs through the year long. Two bedrooms down , one massive it can accommodate two queen beds, granite counter top, marble sink, heated floor bathroom. Entertainment/ media room for weekends fun, wet bar, built in wine rack and dishwasher to go with it. Generous walk-out to backyard. Lovely fenced half acre backyard, large deck patio, water feature with rock bed and fish pond. The lost is perfectly treed and provides privacy. This house is stunning top to bottom has everything you need and is a must see. Call your agent for a private viewing.