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7726 Saxony Road Rural Grande Prairie No. 1, County of, Alberta

MLS # A2250298



\$799,900

Division: Carriage Lane Estates Residential/House Type: Style: 2 Storey Size: 2,039 sq.ft. Age: 2008 (17 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Concrete Driveway, Gravel Driveway, Multiple Driveways, RV Access/Parking Lot Size: 0.50 Acre Lot Feat: Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped

Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	RE
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome to this impressive two-storey family abode, a suburban retreat tailored for those yearning to upgrade their lifestyle. With an inviting central staircase greeting you upon entry from the front door, this home exudes a harmonious blend of elegance and comfort. The heart of the home is a capacious kitchen, equipped with granite counters, a sizeable island, eat-up bar, walk-in pantry, garburator, under cabinet mood lighting, and an exquisite coffee bar. The kitchen flows seamlessly into a versatile main floor, offering a formal dining area, a cozy living room with a featured gas fireplace, and a sitting room or den, all boasting hardwood floors and providing various options for arranging your ideal living space. Upstairs, a sanctuary awaits with four well-appointed bedrooms, ensuring the family remains connected. The master suite is a place of tranquillity, featuring a full ensuite with a luxurious deep bath and a walk-in closet. Three additional bedrooms serviced by a spacious main bathroom complete this floor. The lower level boasts a recreational area with sliding doors that open to a snug living space, which can serve as an extra bedroom or a bonus room. Currently it's perfectly setup as an in law suite including a kitchenette with fridge, substantial storage and closet space, and a full bathroom with a walk-in shower and heated floors. The expansive plot boasts a nearly equal balance of concrete parking space and lush grass, complemented by garden beds, young and mature trees, all enveloped by a fully fenced yard. The composite wrap-around deck, adorned with glass panel regal railing, provides a splendid outdoor living space. This home is brimming with bonuses: new central air conditioning, an irrigation system, security features, a gas BBQ line, RV hookups, updated light fixtures throughout, and fresh paint on upper and lower floors. The triple car garage, with its

