

10502 Covington Way
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2100324



\$1,299,000

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|------------------|--|---------------|-------------------|
| Division: | Carriage Lane Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,739 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, P | | |
| Lot Size: | 0.53 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Private | | |

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|--------------------|--|-------------------|-------------|
| Heating: | Boiler, In Floor, Fireplace(s) | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Walk-Out To Grade | LLD: | 29-71-5-W6 |
| Exterior: | Stone, Vinyl Siding | Zoning: | RE |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound | | |
| Inclusions: | TV's & Wall Mounts, Security Cameras | | |

This remarkable 3,739 sq ft house exudes luxury & functionality at every turn. As you step into the foyer, the soaring high ceiling immediately captures your attention. The kitchen boasts top-of-the-line features including a 6-burner gas stove, an industrial-sized refrigerator and freezer ensuring ample storage, an additional sink in the island, eating bar in island, tile backsplash, a huge pantry, and hardwood floors extending into the living room. In the sprawling living room a gas fireplace becomes the heart of comfort and relaxation & the huge windows mean tons of natural light. The adjoining dining room enjoys deck access as does the living room, making this the perfect space for entertaining. A dedicated office space off the entry provides the perfect space for work or study. 4-piece bathroom - with heated tiles - is an added convenience on the main level. Ascending the stairs, an opulent master bedroom awaits, complete with his/hers walk-in closets, a second gas fireplace, & a private covered balcony. The sprawling 5-piece ensuite features heated tile floors, jetted soaker tub, steam shower with foot massage plus equipped with Bluetooth, double vanity, & make-up station. Three additional large bedrooms on this level ensure ample space for family or guests, each designed with generous closet space. A well-appointed 4-piece bathroom offers double sinks and a separate tub/toilet area for convenience, plus lots of storage. Laundry room, complete with a sink, storage, & tile floors houses commercial-grade washer and dryer units. Descending to the open concept walk-out basement, heated vinyl plank flooring creates a cozy ambience throughout. A massive rec room with wood burning fireplace a wet bar makes this the ideal space for entertaining. Two more big bedrooms – one with a walk-in closet, full bathroom with double vanity, a cozy reading room, and a

cold room with venting to the outside provide versatility and ample storage solutions. The house boasts modern amenities including new AC unit & a boiler heating system that allows for independent climate control on each floor. A wood-burning fireplace in the basement offers ducting throughout the home, enhancing overall efficiency. The property also offers a wealth of storage options, with fresh paint adorning the foyer and basement plus surround sound throughout main floor & basement. All three zero maintenance decks are equipped with natural gas lines, making outdoor grilling, & heating effortless. Yard is nicely landscaped & includes irrigation system with rain gauge. The large, attached garage, heated for comfort, accommodates both vehicles & projects. Huge, paved driveway offers ample parking, plus gravel pad behind the shop. Adding to the allure is a 32' x 40' shop, thoughtfully designed with upper windows for natural light, high doors (14' high by 11'9" wide & 16' high by 11'9" wide) to shelter an RV, 3-piece bathroom, an upstairs office, convenient washer/dryer unit, secure tool storage space & 240 amp power.