

**7700 Alder Street
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1001273



\$1,299,000

Division:	Maple Ridge Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,860 sq.ft.	Age:	2020 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Attached, Garage, Triple Garage		
Lot Size:	1.54 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-71-5-W6
Exterior:	Other, Stone, Vinyl Siding	Zoning:	RE
Foundation:	-	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Black stainless fridge, dishwasher, double wall ovens. Gas cooktop and pop up vent. Double fridge drawers, beverage fridge, and microwave in butler's pantry. Beverage fridge in bar downstairs. Washer & dryer in upstairs laundry. Pro-slat wall panels in garage (bins/shelves/accessories not staying). Blinds, garage door openers and controls.

MODERN CHIC! Sophisticated modern design meets casual and comfortable living. This almost-new 2875 sq ft fully developed 2 storey features soaring ceilings, floor to ceiling windows, floating staircase, glass railings, architectural lighting, warm muted hardwood & cabinetry, and thoughtful accents throughout. Open main floor has views of the spectacular staircase surrounded in glass and of the trees & pond to the back windows. Stunning kitchen with massive island and a butlers pantry - complete with extra sink, beverage fridge, double fridge drawers, microwave, Floating shelves & cabinetry. entry from garage has hooks, cubbies, bench and closet space. upstairs features 2 kids rooms (1 with walk in closet) and full bath, laundry room, huge bonus/media room over garage with built in cabinetry & lighted floating shelves. Master suite has 5pc bath, walk in closet, and separate bedroom. Basement is completed with a wine feature wall, rec room (with built in cabinetry, floating shelves and roughed in for theatre system), wet bar, 2 bedrooms and large full bathroom. Covered front veranda and back deck are both maintenance free decking. Heated 26'x45'w garage has pro slat wall panels to accommodate extra storage, hanging & shelving. Extra laundry hook-ups in the basement. Everything has been thought of - your dream home awaits!