

9727 61 Avenue  
Grande Prairie, Alberta

MLS # A1061731



**\$799,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,840 sq.ft.	<b>Age:</b>	2000 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached, Heated Garage, Interlocking Driveway, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas, Radiant	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Silent Floor Joists, Stucco	<b>Zoning:</b>	RR
<b>Foundation:</b>	Concrete, ICF Block	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	-		

Amazing value in this stunning custom built home that is one of a kind backing onto beautiful trees in Country Club. Extensive attention to detail in Quality construction & décor in every room. This home is a fully developed 2 Storey design with approximately 2840 sq.ft. above grade (main floor & upper floor) & a full basement adding well-designed living/entertaining space. The upper floor starts with the very large Master suite with a walk-closet & featuring a double-sided stone gas fireplace into the 5 pc. ensuite featuring a whirlpool tub, tiled walk in shower & extensive vanity area. There are 2 additional bedrooms & a uniquely designed shared main bathroom also on the upper level. The main floor has the formal living room or library with high ceilings open to the 2nd floor, a private office & a lovely family room with a gas fireplace & custom built in shelving. The kitchen is a chef's dream featuring cherry wood cabinets, 6 high end stainless appliances, beautiful quartz countertop on the large island & tons of additional counter space. There is 2 separate sinks perfect for prep & clean up. The dining area easily seats 16+ people & is surrounded with large windows offering tons of natural light with views into the private backyard & trees. Garden doors off the dining area lead onto a private covered heated concrete deck with the BBQ (plumbed in gas line). The main floor also has a guest 2 pc. bathroom, a spacious well organized laundry & porch area that has a sink & the same custom cherry cabinetry with access right there into the garage. The basement has fantastic family room with custom décor, 2 additional bedrooms, a 3 pc. bathroom (4 ft. shower) & an exercise area with large windows where the universal gym/free weights are located. Wine aficionados will enjoy the temperature controlled 600 bottle wine cellar with custom built in wine racks/shelving. The

immaculate backyard offers complete privacy either to enjoy the 8 person hot tub or sit in front of the "Rumford" stone outdoor wood burning fireplace. The yard is expertly designed for low maintenance with perennials, tons of mature trees, paving stones & underground sprinklers throughout. The garage is 30' x 28' with an "extra" storage area (7'x15'), has 2 separate "Double Wide" garage doors, finished & heated with 2 floor drains. This is your dream home - call your Realtor® to view.