

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

**MLS # A2100324**



**\$1,299,000**

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

|                    |  |                   |             |
|--------------------|--|-------------------|-------------|
| <b>Heating:</b>    | Boiler, In Floor, Fireplace(s)   | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl  | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Walk-Out To Grade  | <b>LLD:</b>       | 29-71-5-W6  |
| <b>Exterior:</b>   | Stone, Vinyl Siding  | <b>Zoning:</b>    | RE          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -           |
| <b>Features:</b>   | 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 |                   |             |
| <b>Inclusions:</b> | 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 &ndash; 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.