

**6605 Grande Banks Drive
Grande Prairie, Alberta**

MLS # A2150895



\$774,900

Division:	Stone Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Heated Garage, Paved, Triple Garage Attach		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Irreg		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, See Remarks, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms)	Zoning:	RG
Foundation:	Combination, ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: refrigerator, double wall oven, 5 burner gas cooktop, dishwasher, garage door opener & remotes, book shelves upstairs in hallway, solar system, window coverings, washer & dryer, shelving units in bonus/play room, cedar planters in backyard

Located in south side Grande Prairie in the esteemed 'Stone Ridge' subdivision, is this exquisite, one owner luxury home, masterfully designed & crafted and ready for YOU! Ample services are in close proximity: multiple restaurants, shopping, gas station, car wash as well as the aquatics & wellness 'Eastlink Centre', twin ice arenas, 2 high schools & the Gymniks Gymnastic Centre. The property has no rear neighbours but the lush & dense forest of 'Bear Creek' and its extensive trail system. Stunning curb appeal grabs your attention first, replete with perennials of assorted ornamental grasses, peonies, trees & more. The lovely, west facing covered front step leads to the inside foyer - head right to the adorable mudroom area with built-in benches cubbies & hooks, coat closet & on into the garage, or, - head left into the wonderful, office space. Carrying on further in, you pass by the powder room & into the stunning, open, bright & spacious kitchen, living room & dining areas. The amazing kitchen is feature-rich, including the double wall convection ovens, massive island with gas cooktop & downdraft, retractable rangehood plus eat-up ledge to easily seat 4, & ample sized, walk-thru pantry, just off the garage. The beautiful, great room space is inviting with fireplace & herringbone surround, flanked by built-in cabinets & large windows facing east. The bench seat by the one sizeable window, will beckon to you to come & rest awhile. Upstairs, the primary bedroom has tranquil ensuite with oval, free standing tub, separate vanities, striking shower & access to the walk-in closet. Main bathroom, laundry room & 2 more bedrooms are on this level plus the 400 sq.ft stellar bonus room with vaulted ceilings & porthole window. Attention getting, industrial ceiling look is in the big family room downstairs, plus there is full bathroom,

bedroom, & storage/mechanical room. Charming split door accesses practical under stair storage usage or awesome kid's hideout & play space. Very minimal carpeting is in the home. This summer shows what essential items indoor air conditioning & outdoor sprinkler systems have become & this gem has both. Huge benefits are from the solar panel system which significantly cuts down your utility costs year-round. The home has a heat recovery ventilator (HRV) which helps make your home healthier, cleaner, & more comfortable. Both the HRV & furnace were recently serviced. Add to that, hot water on demand, triple glazed windows, & 3 of the bathrooms have heated tile flooring. Enjoy the abundance of nature on the huge deck with views of the astounding, private yard- a gardener's paradise. Clear deck panels allow you unobscured views of the gorgeous space with abundant plants & shrubs, huge patio area, sand for play equipment & even electrical plug-ins for equipment, tools or festive lighting. The deck also has secure storage underneath. And finally, the triple, heated garage with floor drains will keep your vehicles protected from all the elements.