

**7949 Carriage Lane Drive Drive**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2218338**



# \$749,900

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,874 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.56 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island		

**Inclusions:** Fridge & Gas Stove, Washer & Dryer, dishwasher, AC unit

Custom bungalow in Carriage Lane Estates! Open Concept living, with soaring 13' ceilings in the great room & 9' everywhere else, gas fireplace & built in shelving decor in living area. Spacious kitchen with maple oak cabinetry, Stainless steel appliances, center island with eating bar, gas stove, gorgeous glass tile back splash, dining nook with rear access to patio & massive yard. Very private master bedroom with french door entry, features private patio access to yard, walk through master ensuite with his & hers vanity, corner jetted tub, standing shower & large walk in closet. Large main floor laundry room with walk through boot room to triple car heated garage. Basement has 2 bedrooms, 1 large bathroom, Theatre room and living room. The yard is fenced with matured trees, entertaining fire nook & a 14x32 Shed with overhead door access. Also has brand new on demand hot water tank.