

7726 Saxony Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2250298



**\$799,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Carriage Lane Estates                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,039 sq.ft.                                                              | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Gravel Driveway, Multiple Driveways, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.50 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped       |               |                   |

|                    |                                                                                                                                                                                                                                                              |                   |             |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                                      | <b>Water:</b>     | Public      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                                                                                                                                                          | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                              | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                         | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | ICFs (Insulated Concrete Forms), Vinyl Siding                                                                                                                                                                                                                | <b>Zoning:</b>    | RE          |
| <b>Foundation:</b> | ICF Block                                                                                                                                                                                                                                                    | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |                   |             |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                                          |                   |             |

Welcome to this impressive two-storey family abode, a suburban retreat tailored for those yearning to upgrade their lifestyle. With an inviting central staircase greeting you upon entry from the front door, this home exudes a harmonious blend of elegance and comfort. The heart of the home is a capacious kitchen, equipped with granite counters, a sizeable island, eat-up bar, walk-in pantry, garburator, under cabinet mood lighting, and an exquisite coffee bar. The kitchen flows seamlessly into a versatile main floor, offering a formal dining area, a cozy living room with a featured gas fireplace, and a sitting room or den, all boasting hardwood floors and providing various options for arranging your ideal living space. Upstairs, a sanctuary awaits with four well-appointed bedrooms, ensuring the family remains connected. The master suite is a place of tranquillity, featuring a full ensuite with a luxurious deep bath and a walk-in closet. Three additional bedrooms serviced by a spacious main bathroom complete this floor. The lower level boasts a recreational area with sliding doors that open to a snug living space, which can serve as an extra bedroom or a bonus room. Currently it's perfectly setup as an in law suite including a kitchenette with fridge, substantial storage and closet space, and a full bathroom with a walk-in shower and heated floors. The expansive plot boasts a nearly equal balance of concrete parking space and lush grass, complemented by garden beds, young and mature trees, all enveloped by a fully fenced yard. The composite wrap-around deck, adorned with glass panel regal railing, provides a splendid outdoor living space. This home is brimming with bonuses: new central air conditioning, an irrigation system, security features, a gas BBQ line, RV hookups, updated light fixtures throughout, and fresh paint on upper and lower floors. The triple car garage, with its

robust epoxy floors, is heated and finished with 220V power, offering copious parking and storage solutions. This property is a rare gem, meticulously crafted for the discerning family in search of their forever home.