



**15606 107A Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2166291**



**\$925,000**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,255 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Side, Heated		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle, Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Soaking Tub, Vinyl Windows, Wet Bar, Wired for Sound

**Inclusions:** BLINDS AND WINDOW COVERINGS, CENTRAL VAC HIDE-A-HOSE, HOME THEATRE COMPONENTS, CHRISTMAS LIGHT SYSTEM, HOT TUB

Incredible custom 2268 sqft bungalow in Westlake with all the luxury features you wanted and a bunch of others you never even imagined. This roomy home was designed with entertaining in mind and features an open concept design and vaulted ceilings that bring all the 5 bedrooms and 3.5 bathrooms together. The main floor of the home welcomes you with a roomy tile entry and a large living room with great site lines into the dining room and chefs kitchen. The kitchen features a large island with bar sink, granite counters, soft close cupboards and drawers, wall ovens, gas cook top with water filling tap and a large pantry. There are even glass upper cabinets with back lighting to display your memories and a central vac sweeper station to clean up your oops. The main floor is finished with hardwood flooring and the living room has a gas fireplace to set the ambiance. The main floor has 3 bedrooms, 2 full bathrooms, a half bath and a laundry room. The roomy master features a walk-in closet, large ensuite with heated tile floors, double sinks, large tile shower with dual shower heads and rain shower and a door that leads to a hot tub room with its own shower and sauna. The back deck is covered, has a gas line for BBQ and is completed with composite decking. The basement is fully finished with vinyl plank flooring with in-floor heat and features a huge rec room area, wet bar, 2 bedrooms, a full bathroom and a fully equipped theatre room. There is also a separate entrance into the garage and a tile entry area in the basement with hanging hooks. The extra big, heated garage is 24' deep and 37' wide and features hot and cold water, dual floor drains, in floor heat, epoxy flooring, side mount Wi-Fi enabled garage door openers with 10' high doors. The yard is fully landscaped with minimal maintenance features including synthetic turf, rock stone

and colored concrete driveway and RV pad. The RV pad will fit any RV you can throw at it and is concrete and has a sewer dump and plug in. For the changing seasons this home has a built-in exterior Christmas light system with customizable patterns and colors for every season and occasion. Extra features the owners added when designing this home: Triple Pane Windows, Structural foam insulated panels, loads of exterior stone, acrylic stucco exterior, hide-a-hose retractable central vac hoses in main floor basement and garage, central AC, electric lift hot tub cover, built in speakers throughout the home. This well cared for home shows like new and is super clean and well cared and ready for you to move in and make it your new home.