

**7903 Carriage Lane Drive**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2196022**



**\$829,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Triple Garage Attached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** 2 Garage Heaters, 2 TV Mounts, Hot Tub + Cover, Existing Blinds

This breathtaking bungalow in Carriage Lane offers the perfect blend of luxury, comfort, and functionality, complete with a fully finished walk-out basement, a second detached heated garage, and a beautifully landscaped yard designed for ultimate enjoyment. From the moment you arrive, the stunning curb appeal draws you in, featuring lush flower beds, a stylish brick and patio stone firepit area, a convenient sprinkler system, and a private garden space behind the shop. With ample parking, including RV storage, this home is as practical as it is elegant. Outdoor living is at its finest here, with a large front covered veranda, an upper covered deck, and a lower walk-out patio, each space ideal for relaxation or entertaining. Inside, the open-concept main living area is warm and inviting, showcasing soaring vaulted ceilings, rich hardwood floors, and a striking stone-surround gas fireplace. Elegant columns lead to a charming sitting room or formal dining space, while the kitchen steals the show with creamy white cabinetry, dark granite countertops, a stylish backsplash, a massive island, a spacious corner pantry, stainless steel appliances, and a high-end gas cooktop. The primary suite is a private retreat, featuring a spacious layout, a spa-like ensuite with a tiled shower, dual sinks, and a generous walk-in closet with built-in shelving and a picturesque window. The main floor also includes a second bedroom, a full bathroom, and a well-designed laundry room with a sink, mudroom shelving, and direct garage access. Downstairs, the fully developed walk-out basement is perfect for entertaining, offering a sprawling family room with a wet bar, three additional bedrooms, a large 3-piece bathroom, and ample storage. Step outside to your own private oasis, where a massive hot tub with a custom privacy wall awaits. Additional features include in-floor heating, a built-in

humidifier, and a fully finished heated attached garage with a mezzanine for extra storage and a 10x10 overhead door. The second detached 24x24 garage is equally impressive, featuring a mezzanine and built-in workbench. Recently fenced for added privacy, the property also benefits from an easement along one side, providing extra space from neighbors. With a west-facing backyard, you'll enjoy breathtaking sunsets and sun-filled afternoons. Having only had two owners, this home is in impeccable condition and ready for you to make it your own. Don't miss this incredible opportunity—call today to schedule your private viewing!