

**10003 Saxony Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2205009**



**\$899,999**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,248 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.75 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot, Private, Treed, Underground Sprinklers		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic System, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 29-71-5-W6

**Exterior:** Stone, Vinyl Siding

**Zoning:** RURAL ESTATE (RE)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Sump Pump(s), Track Lighting, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, ALL WINDOW COVERINGS

This stunning, fully developed 2-storey home in Carriage Lane Estates offers 5 bedrooms 4 bathrooms plus a den and a 23x30 shop (16ft ceilings with mezzanine, 110V + 220V), all set on a beautifully landscaped 3/4-acre lot. The spacious vaulted entry leads to a semi-open concept great room, dining area, and kitchen, which features dark cabinets, granite countertops, a pantry, and a raised eating bar. Rich espresso maple hardwood enhances the living room, stairs, and top floor, while large windows and a corner gas fireplace add warmth and charm. The main floor also includes a flex room (office) and laundry. Upstairs, you'll find a lovely view of the main living area, three spacious bedrooms, and two full baths, including a master suite with a walk-in closet, dual sinks, a jet tub, and a tile/glass shower. The fully developed basement offers a large family room, two additional bedrooms, and a full bath. Outside, enjoy a covered deck with extra entertainment space, a pergola, and a professionally landscaped yard with a concrete walkway leading to a paved basketball court and firepit area. Additional features include a heated triple garage, side RV parking with full hookups, irrigation, permanently installed Christmas lighting and quick connect hot tub area.