



**DJ Golden**  
**REAL ESTATE**

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**10708 158 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2123338**



**\$758,000**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	muni
<b>Utilities:</b>	-

**Inclusions:** see remarks

Welcome home to this executive-style residence, where every detail has been carefully crafted to provide you with the utmost in comfort and style. As you enter, a grand and spacious foyer greets you, with an open concept main floor layout. The focal point of the home is the impressive living room, complete with a cozy gas fireplace and soaring 19-foot ceilings. There is a wonderful front office with French doors that will be sure to keep you productive, and laundry is conveniently located on the main floor as well as a half bathroom. The heart of the home is undoubtedly the kitchen, a culinary enthusiast's dream. Featuring stunning quartz countertops, a massive island, and a convenient walk-in pantry. The gas range and wall oven are perfect for the home chef. Throughout the house, you'll find hardwood and ceramic flooring, solid wood doors, and custom designer lighting and chandeliers. Upstairs features 3 bedrooms and a full bath with double sinks. Your spacious master bedroom is a true retreat, offering a walk-in closet for your wardrobe collection and a fabulous en-suite bathroom. Unwind in the jacuzzi tub, enjoy the oversized dual-head shower, and appreciate the convenience of double sinks and a lovely separate vanity. The basement boasts a great family room, 2 more good size bedrooms, another office or hobby room, 3 pce bathroom, as well as great storage areas. The perks don't stop there &ndash; this listing includes a triple parking garage for your vehicles with a great work space area, an enormous and fully landscaped backyard with an extra large shed, and even RV parking for your adventurous side. There is also an additional furnace to keep your home efficiently warm. With 2,243 square feet of luxurious living space on the main and upper levels, plus an additional 1,047 square feet in the basement, you'll have all the room you need to live, work, and

play.