



**7620 Saxony Road
Grande Prairie, County of, Alberta**

MLS # GP211878



\$699,800

Division:	Carriage Lane Estates		
Type:	House		
Style:	2 Storey		
Size:	2,750 sq.ft.	Age:	2007 (13 yrs old)
Beds:	3 up / 2 down	Baths:	3 full / 1 half
Possession:	Immediate		
Garage:	Attached, Heated, Triple		
Driveway:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Taxes:	\$ 4,291
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-

Features: Central Air Conditioning, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Patio, Sump, Wet Bar

Inclusions: Garage Heater

IMMEDIATE POSSESSION AVAILABLE! REDUCED BY \$75,000! Amazing modern & well maintained family home in Carriage Lane. As you walk in the door you will be wowed by the elegance in this home. Large kitchen is completed with stainless steel appliances including gas stove, huge island with breakfast bar, granite countertops plus stunning black/white cabinetry. Living room is warm & inviting with gas fireplace & large windows. Sitting room off entrance has a gas fireplace & opens to the formal dining room perfect for entertaining. Even has main floor laundry. Upstairs you will find huge master bedroom with private balcony, gorgeous ensuite with jacuzzi tub, tiled shower & his/hers walk in closets, 2 more bedrooms & full bathroom. Basement is finished with large family room, bar, 2 bedrooms, & bathroom with custom steam shower. Triple garage is finished & heated. Yard is fully landscaped with mature trees, firepit with stamped concrete pad, closed in gazebo over hot tub, paved to shed with power