

**7614 62 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2210154**



**\$969,900**

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Maple Ridge Estates                                                         |               |                  |
| <b>Type:</b>     | Residential/House                                                           |               |                  |
| <b>Style:</b>    | 2 Storey                                                                    |               |                  |
| <b>Size:</b>     | 2,473 sq.ft.                                                                | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Asphalt, Heated Garage, Oversized, Paved, Plug-In, RV Access/Parking, Trip  |               |                  |
| <b>Lot Size:</b> | 0.52 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Front Yard, Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot, See |               |                  |

|                    |                        |                   |                             |
|--------------------|------------------------|-------------------|-----------------------------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | See Remarks                 |
| <b>Floors:</b>     | Carpet, Hardwood, Tile | <b>Sewer:</b>     | Private Sewer, Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | Full, Unfinished       | <b>LLD:</b>       | -                           |
| <b>Exterior:</b>   | Stone, Vinyl Siding    | <b>Zoning:</b>    | RE                          |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -                           |

**Features:** Bathroom Rough-in, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Fridge, Freezer, Cook top, Wall oven and microwave, All window coverings, Washer, Dryer, AC, On demand hot water tank, tv mounts, Garage heater, Kids dome play structure, trampoline, garden boxes

Welcome to Maple Ridge luxury; get ready to embrace your family lifestyle. Boasting 3 bedrooms and 2.5 bathrooms, this home is designed with the utmost attention to detail and high-end finishes and upgrades. As you enter, a spacious front entrance welcomes you with a large front room closet, or access from the triple car garage with a generous mudroom for practical storage. The interior features custom, high-end finishes, showcasing hardwood floors and beautiful tiles throughout. Quartz countertops grace the kitchen, Full size fridge freezer, wall oven and microwave and a gas cook top with pot filler. tall, vaulted ceilings in the kitchen and large dining room, access to a beautiful custom covered deck, easy to install future screens. The living room offers beautiful hardwood floors, complementing the stunning upgraded wood-burning fireplace with stone. The main floor offers a 2-piece bathroom and a generously sized office with a build in desk and cabinets. The large open dining room has doors leading to a covered deck with composite decking for non maintenance and lux finishes, extending your living space outdoors. The floor plan combines an open concept layout with cozy elements, creating a perfect balance. Upstairs, you'll find three bedrooms and a large bonus room. The master suite is a haven with a spacious walk-in closet, a luxurious 6-piece bathroom, a large steam shower with duel shower heads, in floor heat in the upper bathrooms, and an abundance of windows to welcome in natural light. Two great-sized kids' bedrooms, a large main bathroom, and upper-level laundry with an upgraded laundry sink enhance the convenience and functionality of this home. Completing the upper level is a large south facing bonus room, perfect to gather and cozy up with a movie. The basement is open for development, offering tall

ceilings, 5 large windows that are ground level, the potential to build 2 or 3 bedrooms, plumbed for a future wet bar or in law kitchen, another full bathroom, a storage room, and a recreation room. The basement has in floor heat lines run for future in floor heat. So much potential the exterior of the property is meticulously maintained with professional development, with a landscaped yard with irrigation (control from your cell phone), RV parking, and paved parking for many vehicles. The heated 40 x 28 triple car garage, with 2 man doors, hot and cold taps and floor drains allowing to wash vehicles in the garage. A gravel pad is ready for a trampoline, and for the hot summer days enjoy AC. The landscaped paver flower beds, firepit area, and a hot tub pad contribute to the overall appeal of the outdoor space. An abundance of trees ensures ultimate privacy for your family to enjoy this beautiful setting. This Highmark home in Maple Ridge is not just a house; it's a luxurious retreat where thoughtful design and meticulous maintenance create a perfect haven for your family. Current MLS photos were from owner occupancy and do not reflect the current staging