

# SHELDON SWAIN

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10107 Saxony Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1237758



## \$759,900

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,011 sq.ft.	<b>Age:</b>	2007 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Driveway, Heated Garage, Off Street, RV Access/Parking, Triple Gar		
<b>Lot Size:</b>	0.55 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Land		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

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

**Exterior:** Stucco

**Zoning:** RE

**Foundation:** ICF Block

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Window Coverings, Hitch in formal Dining Room & Shed

Meticulously maintained custom built 2 Storey located in Carriage Lane. From the moment you step into the bright and welcoming front entrance you will feel at home. This well laid out plan has numerous features your family will love! American Black walnut Hardwood floors in the Front Entrance, Livingroom, Formal Dining Room, Kitchen & Dining Nook. In-floor heating in all the Bathrooms, Laundry Room and Garage. Kitchen is large with granite counter tops, an abundance of kitchen craft cupboards, induction cooktop stove, wall mounted oven, microwave and warming drawer, trash compactor, eat up bar, walk-in pantry plus a large closet for more storage. Formal Dining room with a place for your china hutch (included). Dining Nook over looks the massive deck outside. The Family room features a gas fireplace and built-in shelving unit. The Laundry Room is just off the entrance from the garage and has a built-in ironing board, sink area with cupboards, large walk-in closet and a laundry chute from the Linen closet on the 2nd level. There is a den/office/bedroom with a pocket door into the main bathroom with a shower. Upstairs you will fall in love with the Master retreat, which features a double sided fireplace, massive ensuite with double sinks, jetted tub, separate tiled shower, lots of counter space and cupboards and don't forget about the ginormous walk-in closet. On the 2nd level you will also find a bathroom and 2 generous sized bedrooms, one with its own walk-in closet. The Basement framing has been started and there is an entrance from the garage. This home has an ICF foundation. Outside you will find a large, fenced yard with trees, flower beds, firepit, shed and RV parking!!! Don't let this beautiful home slip away, book your viewing today before its gone!