

**15725 107A Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2236976**



**\$815,000**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Gated, Triple Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Open Lot, Underground Sprinklers, Yard Drain		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	RE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, Wired for Sound		

**Inclusions:** Fridge, Stove, Dishwasher, washer, dryer, Sound system, AC unit, irrigation, Electric shades above living/dining room, all window blinds. 2 large gazebos, garage heater & GDO.

This stunning, 5 bed 3 bath, fully finished home in the desirable area of westlake offers the perfect blend of quality craftsmanship, thoughtful design, and luxury upgrades throughout. Built on an energy-efficient ICF foundation, the property is situated on a massive 73' x 157' lot and is ideal for families, entertainers, or anyone seeking space and comfort in a well-appointed home. Inside, the spacious open-concept layout is ideal for entertaining. The kitchen features granite countertops, soft-close cabinetry, and a large pantry, flowing seamlessly into the great room where oversized windows bring in natural light and a gas fireplace creates a cozy focal point. Throughout the main level you'll find engineered hardwood, tile, and plush carpet, along with a built-in sound system that extends across all floors and even onto the deck. The primary suite is a true retreat, featuring a second gas fireplace, a custom window seat, built-in storage, a spacious walk-in closet, and a luxurious ensuite complete with double sinks, granite counters, a soaker tub, and a beautifully tiled shower. Main floor laundry adds everyday convenience. The fully finished basement offers high ceilings, big windows, and in-floor heat around the perimeter. Two additional bedrooms, a large family and games room with a striking stone feature wall, and a well-equipped wet bar make the lower level ideal for guests or gatherings. Outside, you'll find a heated, finished triple garage with hot and cold taps, a floor drain, and ample storage. The dura-deck is perfect for summer BBQs with a natural gas hookup, and below it, enclosed storage with lighting adds practical space. The front and back yards are professionally maintained and equipped with an irrigation system. A large RV pad with full hookups is ready for your trailer or motorhome. Additional exterior features include a rock riverbed for drainage in the front yard, a large

backyard storage shed, and negotiable six-person hydrotherapy hot tub with 52 jets. This is a rare opportunity to own a meticulously cared-for home with premium finishes and thoughtful touches throughout. Move in, relax, and enjoy everything this exceptional property has to offer.