7626 Abbey Lane
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2185033

$879,900

Division:	Carriage Lane Estates
Type:	Residential/House
Style:	Bungalow

Size:	2,434 sq.ft.	**Age:**	2011 (14 yrs old)
Beds:	6	**Baths:**	3

Garage:	Triple Garage Attached
Lot Size:	0.52 Acre
Lot Feat:	Back Yard, City Lot, Landscaped

Heating:	Forced Air	**Water:**	Public
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	29-71-5-W6
Exterior:	Concrete, Stone, Vinyl Siding	**Zoning:**	RES
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Ceiling Fan(s), Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Downstairs Fridge, Canopy on Back Deck, Hot Tub, Shed, Garage Over Head Door Remotes.

Welcome to Your Dream Home in Carriage Lane Estates! This exceptional modular-built bungalow on Abbey Lane offers approximately 4,400 square feet of luxurious living space in one of the most desirable neighborhoods. Modular-built homes are crafted in a controlled factory environment, ensuring superior craftsmanship and minimizing delays or damage caused by weather. Their precision-engineered construction enhances insulation, reduces waste, and often exceeds traditional building standards. As you arrive, the charming front veranda and tiled entrance create a warm welcome. Inside, a sophisticated sitting room with a striking leather accent wall sets the tone for the home. The expansive, open-concept layout seamlessly connects the dining, kitchen, family, and living areas, making it perfect for entertaining. Elegant stone columns and a stunning fireplace wall enhance the ambiance. The gourmet kitchen features abundant cabinetry, generous counter space, and a corner pantry. A large island with a sink and eating bar, travertine flooring, and high-end stainless steel appliances complete this chef’s haven. The energy-efficient Innotech window and door system is a standout feature, offering superior thermal performance and soft-close locking technology. These systems enhance the home's aesthetic, provide year-round energy savings, and seamlessly connect indoor and outdoor spaces. The front exterior door, main bedroom patio door, and main patio doors create a seamless transition between the indoor and outdoor living spaces, adding sophistication and functionality. This home boasts six spacious bedrooms and three full bathrooms. The primary suite includes its own patio deck, a six-person hot tub, and a luxurious ensuite with double sinks, a jetted tub, a tiled shower, and a walk-in closet. Innotech patio doors further elevate the space. The

second and third bedrooms are bright and inviting, while a versatile office/den adds flexibility. The main floor laundry room, with ample cabinetry, connects directly to the garage for added convenience. The fully developed basement offers in-floor heating, a state-of-the-art theater room with a 120-inch screen and 3D projector and a high-quality sound system for an unparalleled cinematic experience, a wet bar with a full-size fridge, a spacious family room, and a gym with eco-friendly recycled rubber flooring. Outside, three newly constructed decks, including one with recycled rubber flooring, complement a beautifully landscaped yard with mature trees, curbing, an irrigation system, and an outdoor stone fireplace. All exterior doors feature Innotech designs for efficiency and durability. Additional highlights include a three-car heated garage with hot and cold taps, engineered hardwood floors, quartz countertops, and on-demand hot water, 11-foot high ceilings in the basement. This home truly combines comfort, style, and efficiency. Schedule your viewing today to experience the best of Carriage Lane Estates.