



6125 76A Street Rural Grande Prairie No 1 County of Alberta

\$1,300,000

Luxurious family living at its finest! A brilliant bungalow located in the sought-after subdivision of Maple Ridge Estates with CITY WATER + SEWER, walking paths and pavement directly to your doorstep. This special custom floor plan is well thought out, functional and finished with extraordinary details sprawling over 5200+ sq ft of total living space. Just shy of an acre this .78 parcel provides a private tree buffer to the south and east with a large pie-shaped lot and RV parking. Special features include 8 ft doors throughout, quartz counters and window sills, wood beam accents, premium euro interior doors, soaring ceiling heights from 14" 12" 10" and concrete covered decks in the front and rear. Main floor is a beautiful bright wide-open space from kitchen to living room with rear covered deck access. A chef's dream, the stunning kitchen hosts a 12 ft waterfall island with seating, 2 tone soft-close cabinetry, tiled backsplash, gas range with pot filler, secondary wall oven, full fridge and full freezer. Butler's pantry is like a condo-sized kitchen with sink, additional cabinetry, counter space to organize smaller appliances and extra storage. Conveniently connected you'll find the main floor laundry with sink and large mudroom with full height storage lockers. The main floor spare bedroom hosts a 4pc ensuite and walk-in closet. Tucked away is the half bath for guests and the office with private door to the front patio. The master bedroom is absolutely exquisite with an abundance of space throughout, heated tile floor, floating double vanity, water closet, custom tiled shower with multi-body jets, soaker tub, dressing room and private deck access. Downstairs is a massive wide-open rec room with cozy carpet, wet bar, THEATRE ROOM, 2 spacious bedrooms, 4 piece bathroom and state-of-the-art quality in the mechanical room components. Air-conditioned a...



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Bedroom 12.42 Ft x 11.83 Ft

Bedroom 12.00 Ft x 11.92 Ft

Bedroom 11.83 Ft x 10.58 Ft

2pc Bathroom 7.00 Ft x 3.25 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 8.58 Ft x 8.42 Ft

Primary Bedroom 16.00 Ft x 15.17 Ft

5pc Bathroom 19.75 Ft x 10.92 Ft