



**GRASSROOTS**  
REALTY GROUP

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**8018 Tamarack Close**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2229237**



**\$2,300,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,418 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	1.22 Acres		
<b>Lot Feat:</b>	Landscaped		

**Heating:** In Floor, Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island, Open Floorplan, See Remarks

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** RE

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Incredible custom built bungalow with two attached 2 car garages plus 40'x35' RV shop on private treed corner lot in Taylor Estates. This home is the definition of modern elegance and functional design. Welcome your guests through the front courtyard that has heated concrete (no shovelling!), and stone walkway with arches and beautiful pendant lighting. The foyer inside offers views of the central staircase, vaulted ceilings and arched windows. There is an office just off the front foyer with views into the courtyard. The bright and inviting living room has a large gas fireplace with stone accent. The spacious dining area accommodates a large table, and leads to a dream kitchen with beautiful timeless cabinetry and granite counters, stone accents, coffered ceilings, a walk through pantry, central island with bar top, and professional grade Viking appliances including gas range, integrated fridge/freezer, and microwave, as well as stainless dishwasher, and built in coffee machine. Sliding doors off the dining area lead to a fantastic 4 season room that offers a family room with fireplace, an indoor BBQ kitchen, a games area and a hot tub! There's convenient access from the hot tub to the garage entry area and powder room. The primary bedroom is a retreat with it's own gas fireplace, french doors to back yard patio, and ensuite with double sinks, jet tub, custom shower, walk in closet and private laundry room. The basement has three more bedrooms - one with ensuite bath, two with jack and jill bath - as well as a theatre room, fully equipped bar with seating, games room with pool table, and additional bathroom and laundry room. The garages attached to the home are heated and have epoxy floor coating. The shop has in floor heating, two 10'h doors, one 14'h rv door, a washroom, and is finished with vinyl and checkerplate trim inside. The back yard is surrounded by

evergreens and trees, has artificial turf, two maintenance free decks, a stamped concrete fire pit area, and a garden and greenhouse spot beside and behind the shop. Meticulously cared for and ready to move into - your dream home awaits!