



GRASSROOTS

REALTY GROUP

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**61011 704A Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2321900



\$2,400,000

Division:	Tamarack Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,963 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.04 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighbours Behind,		

Heating:	Boiler	Water:	Drinking Water, Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry		
Inclusions:	N/A		

Welcome to your dream estate—an extraordinary blend of refined living, privacy, and unparalleled amenities, all nestled on 4 fully landscaped, gated acres. This exquisite 5-bedroom, 4.5-bathroom custom home offers over 4,900 sq ft of thoughtfully designed living space across two storeys, perfectly suited for families, entertainers, and multi-generational living. Step inside to find soaring ceilings, an elegant open-concept layout, and premium finishes throughout. The gourmet kitchen is a chef’s dream with high-end appliances, custom cabinetry, and a walk-through pantry. A second full kitchen in the fully finished basement offers added versatility for entertaining or extended stays. Upstairs, a spacious bonus room above the oversized 3-car attached garage provides the perfect setting for a family lounge, home office, or play area. Unwind in the luxurious theatre room or enjoy music throughout the home with the built-in sound system. Year-round comfort is ensured with air conditioning, while the three-season sunroom—with natural gas hookups for a BBQ and fire table—offers the ideal indoor-outdoor living experience. The primary suite is a serene retreat, and additional bedrooms are generously sized to accommodate family and guests. Outside, relax in the hot tub, gather around the fire pit, or explore the private pond with a fountain, swing in the woods, playhouse, and two handy storage sheds. A standout feature is the fully finished, heated four-door shop with a bathroom and a beautifully appointed 2-bedroom, 1-bath in-law suite above—perfect for extended family, guests, or rental income potential. This rare offering combines luxury, space, and functionality in a peaceful country setting just minutes from city amenities. Your forever home awaits. Book your showing today. *Listing agent related to seller.