



**8102 Willow Grove**  
**Grande Prairie, County of, Alberta**

**MLS # GP210484**



**\$3,950,000**

|                    |                        |               |                  |
|--------------------|------------------------|---------------|------------------|
| <b>Division:</b>   | Taylor Estates         |               |                  |
| <b>Type:</b>       | Acreage with Residence |               |                  |
| <b>Style:</b>      | Bungalow               |               |                  |
| <b>Size:</b>       | 3,800 sq.ft.           | <b>Age:</b>   | 2015 (5 yrs old) |
| <b>Beds:</b>       | 2 up / 3 down          | <b>Baths:</b> | 5 full / 3 half  |
| <b>Possession:</b> | Negotiable             |               |                  |
| <b>Garage:</b>     | Attached, Heated       |               |                  |
| <b>Driveway:</b>   | Concrete, Paved        |               |                  |

|                  |   |                         |           |
|------------------|---|-------------------------|-----------|
| <b>Heating:</b>  | In-Floor, Natural Gas   | <b>Water:</b>           | -         |
| <b>Floors:</b>   | Carpet, Hardwood, Tile  | <b>Sewer:</b>           | Municipal |
| <b>Roof:</b>     | Asphalt Shingle   | <b>Taxes:</b>           | \$ 17,729 |
| <b>Basement:</b> | Full  | <b>Condo Fee:</b>       | -         |
| <b>Exterior:</b> | Brick, Other, Stucco  | <b>Lot Fee:</b>         | -         |
| <b>Land:</b>     | Landscaped  | <b>Maintenance Fee:</b> | -         |
| <b>Features:</b> | Central Air Conditioning, Central Vacuum, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home |                         |           |

**Inclusions:** Built in fridge, dishwasher, counter top stove, 2x wall ovens, 2x warmers, coffee maker, steamer, fridge in pantry, reverse osmosis, 8x TVs with wall mounts, security system with 12 screens, control 4 system, window coverings, 2x washers, 2x dryers, bar fridge, bar dishwasher, bar wine fridge, pool table, built in vacuum and attachments, 3 air conditioning units, 4 GDO with remotes (house), 2 GDO and remotes (shop), built in BBQ, outside fridge & 5' table with 14" gas burner.

This luxurious Lavender Homes built bungalow is situated on 1.32 acres in Taylor Estates. Let your dreams become reality with this 5 bedrooms, 9 bathrooms, 7 fireplaces, 2 laundry rooms, and 3 air conditioning units. The kitchen is one to envy with 9 appliances, maple cabinets, precast lime stone rangehood, large walk through pantry and massive island. The master bedroom is like a private retreat with large windows, double sided fireplace, large walk in closet, and beautiful 5 piece ensuite complete with private laundry. Downstairs is the perfect place to entertain! Remarkable brick bar, wine room, theater room, rec area plus a family room with a gas fireplace. All bedrooms have walk in closets and personal ensuite's. If the inside doesn't wow you, the outside is sure to please. Captivating front water fountain, rear water feature, 3 season enclosed room with kitchen area, plus still ample space to enjoy. Truly a dream to sit back and enjoy the wonders that this home has to offer!