



GRASSROOTS
REALTY GROUP

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7947 Creekside Drive
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2095043



\$1,499,900

Division:	Taylor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,392 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.81 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to 'Taylor .52' by Homedge. This stunning 2392 sq ft bungalow sits on a 0.81 acre lot backing South towards Bear Creek Valley. Hardie board, stone and timber elements compliment the exterior of the home. Stepping inside from the covered front entry way, you'll find stunning views of the trees from the 13' great room ceiling and windows to the floor across the back of the home. An oversize gas fireplace with gorgeous marble detail is in the perfect spot for cozying up and taking in the scenery. The contemporary and warm colour palette through the interior of the home includes beautiful wall panelling detail, hardwood and tile floors, quartz counters, architectural lighting - and black triple pane windows offer striking contrast. The well appointed kitchen includes integrated JENNAIR appliances including 42" french door fridge and bottom freezer, dishwasher, 36" dual fuel range (gas cook top and electric oven), plus a built in microwave. A convenient butler pantry off the kitchen has cabinetry, quartz countertop and a bar sink - perfect for a coffee station, and the attached walk through pantry has access from the garage entry - perfect for unloading groceries on your way in! There is a powder room tucked away just off the living area. The bedroom wing offers 2 large bedrooms (or a guest room and office) with a double sink jack and jill bath in between, plus a separate laundry room. The primary suite - boasting windows with views of the trees, has an ensuite of your dreams with a free standing soaker tub, a custom tile & glass shower, a private water closet, separate vanities, and of course, a generous walk in closet. The finished & heated 3 car garage has hot/cold taps and a large walk in mud room closet!! There is plenty of room for RV parking and a rear detached garage. Currently in finishing stages now!

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