



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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8102 Willow Grove Way  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2043284



**\$2,995,000**

|           |                                           |        |                  |
|-----------|-------------------------------------------|--------|------------------|
| Division: | Taylor Estates                            |        |                  |
| Type:     | Residential/House                         |        |                  |
| Style:    | Bungalow                                  |        |                  |
| Size:     | 3,800 sq.ft.                              | Age:   | 2015 (9 yrs old) |
| Beds:     | 5                                         | Baths: | 5 full / 3 half  |
| Garage:   | RV Access/Parking, Triple Garage Attached |        |                  |
| Lot Size: | 1.32 Acres                                |        |                  |
| Lot Feat: | Landscaped, Many Trees                    |        |                  |

|             |                        |            |           |
|-------------|------------------------|------------|-----------|
| Heating:    | In Floor, Natural Gas  | Water:     | -         |
| Floors:     | Carpet, Hardwood, Tile | Sewer:     | -         |
| Roof:       | Asphalt Shingle        | Condo Fee: | -         |
| Basement:   | Finished, Full         | LLD:       | 8-71-5-W6 |
| Exterior:   | Other                  | Zoning:    | RE        |
| Foundation: | Other                  | Utilities: | -         |

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Counter top stove, 2x wall ovens, 2x warmers, coffee maker, steamer, fridge in pantry, 8x tv's with wall mounts, security system w/12 screens, control 4 system, 2x washers, 2x dryers, bar dishwasher, bar wine fridge, pool table, 3x A/C units, 4x GDO with remotes (house), 2 x GDO with 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!