



**GRASSROOTS**  
REALTY GROUP

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**5708 Poplar Lane**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2218379**



**\$1,375,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,308 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.54 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Open Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 8 TV's, all TV mounts, elliptical machine, universal machine, mats for climbing wall, metal drafting table, sound system, projector and screen, theater seating, bar fridge, bar dishwasher, bar microwave, weber bbq, A/C, blinds and window coverings, attached work benches in garage, title insurance.

Introducing a remarkable former Dream Home, expertly built in 2020 by HighMark Homes, this standout property is located in Grande Prairie's premier neighborhood, Taylor Estates. This impressive residence offers approximately 5800 sq ft of refined living, featuring 5 bedrooms and 3.5 bathrooms. The architectural design seamlessly blends modern aesthetics with rustic Scandinavian elegance, creating an atmosphere of timeless luxury. The extremely functional bungalow with bonus room floor plan caters to any demographic, featuring the primary bedroom, two additional bedrooms, 2.5 baths, an office area, and a laundry room all conveniently located on the main floor. Interior highlights include soaring ceilings, expansive windows, timber accents, a high-end kitchen with a full butler's pantry, a distinguished library, and a versatile bonus room complete with bunk beds, perfect for grandchildren or birthday sleepovers. The primary bedroom is a true retreat, boasting a luxurious ensuite with a floating double sink vanity, a freestanding tub, and an oversized walk-in shower. The lower level is designed for entertainment, complete with a gym area (including a climbing wall), a stylish full wet bar, an adjoining wine cellar, a craft/gaming room, a theatre room, two additional bedrooms, and a full bathroom. The impressive screened-in patio is heated and features a power overhead door and wind screen, providing year-round enjoyment and additional daily living space. Premium exterior finishes, including stone, timber beams, tin accents, and durable Hardie siding, deliver commanding curb appeal. Situated on a desirable west-backing lot with a firepit and RV parking, this is a prime opportunity to own an exceptional property in Grande Prairie's most sought-after locale.