



**GRASSROOTS**  
REALTY GROUP

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**5700, POPLAR LANE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2224495**



**\$1,690,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,103 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.61 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Solar Tube(s), Stone Counters, Tankless Hot Water, Wet Bar, Wired for Sound, Wood Counters

**Inclusions:** Alarm system under alexander security \$48 Tvs and wall mounts furniture neg

Welcome to the 2018 Grande Prairie Dream Home &ndash; a true architectural showpiece located in the highly sought-after Taylor Estates. Custom built by Stonebuilt Homes and featuring the world-class timber craftsmanship of Hamill Creek Timber Homes, this one-of-a-kind hybrid timber frame residence blends timeless design with modern comfort on a generous 0.6-acre estate lot. Spanning 4,103 sq ft of luxurious above-grade living space, the home is designed with soaring ceilings, exposed beams, and expansive windows that flood the open-concept layout with natural light. In the heart of the home, the grand great room showcases hand-adzed scissor trusses, while tongue-and-groove wood ceilings carry through the kitchen, dining, primary suite, and upper-level living spaces to create warmth and elegance in every room. Recognized as one of the most remarkable Dream Homes ever produced in Grande Prairie, this property combines architectural excellence with enduring materials and craftsmanship that continue to stand out in the region. The chef-inspired kitchen is outfitted with high-end cabinetry, quartz surfaces, a large island, and seamless flow into the dining area and great room, making it ideal for hosting and everyday living. The main floor primary suite is a sanctuary featuring vaulted ceilings, a spacious walk-in closet, and a spa-style ensuite with a soaker tub, dual vanities, and a large tiled shower. Additional highlights include a home office, theatre/media room, upstairs family room, and three more well-appointed bedrooms. Craftsmanship is evident throughout &ndash; from custom built-ins and designer finishes to premium millwork and lighting. Outside, the home is equally impressive with timber trusses, cedar shakes, and stone accents enhancing the curb appeal. A covered timber-frame patio offers a peaceful space to enjoy the

beautifully landscaped yard and the surrounding green space. Energy efficiency is built in with solar panels, zoned heating, and a thoughtfully designed mechanical system to keep utility costs low and comfort high. The triple-car garage provides ample space for vehicles, toys, and storage, completing the perfect package for a growing family or executive lifestyle. The seller states the estate lot is valued at approximately \$400,000, and the builder estimates the cost to replicate this level of craftsmanship and design today would range between \$2.1 and \$2.2 million. This presents an extraordinary opportunity to own a legacy home well below the cost of replacement, offering enduring value and timeless appeal. Located in Taylor Estates, one of Grande Prairie's most exclusive neighborhoods, this property offers the best of both worlds: luxury living with quick access to city amenities, schools, and recreation, all while enjoying the peace and privacy of an estate setting. Don't miss your chance to experience this exceptional home—schedule your private tour today.