



**GRASSROOTS**  
REALTY GROUP

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8018 Willow Grove Way  
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP206142



**\$4,595,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 1 and Half Storey		
<b>Size:</b>	4,788 sq.ft.	<b>Age:</b>	2014 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 3 half
<b>Garage:</b>	Asphalt, Concrete Driveway, Gated, Heated Driveway, Heated Garage, Quad		
<b>Lot Size:</b>	1.24 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Underground Sprinklers, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone

**Features:** Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Smart Home, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Window coverings, garage door remotes, gate remote, 9 tv's, overhead projector, screen & components for home theatre, pool table, rack & accessories, Control 4 home audio & security system, pressure washer in shop. Appliances as listed in supplements.

Exquisite custom built estate home in Taylor Estates. Security gate at driveway entrance leads to heated stamped concrete in front of garages & shop as well as heated stamped concrete walkways, fire pit area and heated tiled decks. Main floor offers stunning 20' coffered ceilings and views of the private and treed back yard. Formal and casual living & dining spaces blend seamlessly and are accented by beautiful lighting, hardware and finishes throughout. Kitchen features stonework, espresso cabinets, granite counters top of the line Wolf & SubZero appliances and butler's pantry. 4 season sun room with fireplace, wet bar with dishwasher, bar fridge, wine fridge, Wolf bbq grill & hood fan, folding glass doors open to outside deck, drop down screen. Dreamy master bedroom has a fireplace and sitting area. Spa-like ensuite with steam shower, jetted tub, towel warming drawers, crystal hardware & lighting, torch fireplace sconces. Gorgeous fully cabineted walk in closet with island & vanity. 4 other bedrooms each with their own walk in closets and bathrooms. Basement entertainment area includes pool table, theatre with twilight ceiling, projector & screen, family room with fireplace and full wet bar with Kegurator, SubZero beverage fridge, dishwasher. Large gym with stone tv wall & beverage fridge. Study/den has custom cherrywood wainscoting, cherrywood coffered ceiling and leather floor. One of a kind wine cellar with beautiful modern metal rack system, magnum storage, sealed glass door, epoxy cork mosaic floor and Wine Guardian system controlled temperature & humidity. Attached 4 car garage boasts epoxy floors, vinyl wall panelling, checker plate trim, custom cabinetry, 10'h doors, 50amp plug for car lift, in floor heat. Detached shop has middle 18'w x 14'h RV bay, built in electric Hotsy pressure washer, custom cabinetry, white vinyl walls & ceiling, checker plate

trim, 1/2 bath. Landscaping design includes lush lawns, shrub & tree beds with concrete curbing & gutters, rubber mulch, landscape lighting and outdoor sound at fire pit & shop. This property was built with unbelievable attention to detail and is meticulously cared for. It is an absolute pleasure to view.