



GRASSROOTS
REALTY GROUP

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8218 Willow Wood Court
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP207934



\$3,950,000

Division:	Taylor Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,876 sq.ft.	Age:	2015 (5 yrs old)
Beds:	6	Baths:	5 full / 2 half
Garage:	Asphalt, Attached, Attached Garage, Driveway, Garage, Heated Driveway, Heated Garage		
Lot Size:	2.57 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco	Zoning:	RE
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas

Features: Bar, Bidet, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Steam Room, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: See full list of Inclusions in Supplements

This stunning Mountain Modern Timber Frame home is nestled on TWO LOTS amongst the trees in exclusive Taylor Estates. Gorgeous curb appeal with timbers, stucco and architectural cedar, circular paved driveway, modern landscaping, custom cedar/concrete bench & fire table. Heated tile in front of garage, shop, walkway & steps to front entrance. Oversized pivot door opens to breathtaking vaulted timber ceilings all the way through to the kitchen & dining. Open flame fireplace and wine feature wall with ladder in the great room. Mono stringer stairway with 'floating' wood steps & landings and architectural cable/wood railing. Impressive modern kitchen boasts electronic cabinets, 2 large islands with white quartz waterfall counters - one with a stunning live edge wood feature. Wolf & Sub-Zero appliances including "gas range with double ovens, coffee centre, fridge & freezer drawers in second island. Spacious butler pantry has Sub-Zero fridge/freezer, cabinets with pull out drawers and lots of extra counter space for small appliances. Massive dining area has built in buffet cabinet. In the master suite wing you will find an ultra cool den with live edge desk hung from the ceiling with airline cables, fitted with black lacquered cabinetry & shelving, and kept private by a solid wood barn door with leather strap handle. The closet is dripping with luxury. Scintillating Swarovski Crystal light bar over the glass top display island, back lit cabinetry and glass display shelves & doors, multiple full length mirrors and a spot for an amazing designer chair and leaning mirror. Across the hall another Swarovski Crystal ring chandelier hangs from the vaulted timber ceiling over the king size bed. At the foot of the bed, a raised fireplace & tv surrounded in metallic glass tile. The ensuite is like your own heavenly spa...shimmering mosaic tile walls, soft airy globe lights, separate vanities with

blu faucets & stone sinks, steam shower, freestanding tub, separate toilet room. The second wing has a bedroom with its own designer en-suite and walk in closet. Laundry room with 3D wave cabinetry, laundry sink, built in ironing board, counter space. The entrance from garage boasts more cabinetry & drawers, a built in bench/window seat with bocci pendant lights. Basement features blade wall lights, commercial carpeting, bocci pendant lights over bar. Full bar with sink, dishwasher, microwave drawer, fridge & freezer drawers. Rec room & vintage style theatre room with velvet curtains, staged seating, screen & projector. 4 bedrooms (1 with walk in closet & en-suite), 2 more full baths. Covered/heated deck with drop down screen, wood fireplace, Wolf BBQ, Sub-Zero bar fridge. Outside patio perfectly designed for entertaining, lounging & making s'mores at the firepit. 3 car attached garage with epoxy floor, and tons of storage. Separate 3 bay RV garage with checker plate trim, custom Hayley cabinetry, concrete epoxy floor, 1/2 bath and bar area.