



**GRASSROOTS**  
REALTY GROUP

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**8118 Tamarack Trail**  
**Grande Prairie, County of, Alberta**

**MLS # GP202498**



**\$2,475,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,850 sq.ft.	<b>Age:</b>	2015 (4 yrs old)
<b>Beds:</b>	3 up / 2 down	<b>Baths:</b>	3 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Heated, Triple		
<b>Driveway:</b>	Other		

**Heating:** Forced Air, In-Floor, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stucco

**Land:** Landscaped

**Water:** -

**Sewer:** Municipal

**Taxes:** \$ 11,104

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Features:** Central Air Conditioning, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Electric, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Security System, Sump, Wet Bar

**Inclusions:** Double Fridge, Built in Oven, Steam Oven, Gas Range, Dishwasher, Washer, Dryer, GDO & Remotes, AC x 2

EXQUISITE home in Taylor Estates with over 6500 sq ft of living space and 1200 sq ft shop. Gorgeous living room features a gas fireplace & Douglas fir wood accents. Home boasts a chefs kitchen with huge island, tons of cabinets & large hidden pantry. Master bedroom has an unbelievable ensuite- shower with dual heads, jacuzzi tub with music control, waterfall & heated jets, as well as his/hers walk in closets. Main floor also has 2 more bedrooms, full bathroom, & bathroom & laundry room. Upstairs there is a large bonus loft. Basement has a massive family room with electric fireplace & complete with a wet bar. Just off the family room is the amazing theater room, plus there is a hockey room, workout room, 2 more large bedrooms & another full bathroom with steam & sauna. Triple garage is finished with in floor heat. Yard is landscaped & fenced with irrigation system & amazing deck.