



**GRASSROOTS**  
REALTY GROUP

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**8218 Willow Wood Court**  
**Grande Prairie, County of, Alberta**

**MLS # GP207934**



**\$4,195,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,876 sq.ft.	<b>Age:</b>	2015 (4 yrs old)
<b>Beds:</b>	2 up / 4 down	<b>Baths:</b>	5 full / 2 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Detached, Heated, Triple		
<b>Driveway:</b>	Circular, Concrete, Heated, Paved		

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

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Aluminum, Stone, Stucco

**Land:** Landscaped, Treed

**Features:** Ceiling-Above 8 ft, Ceiling-Vaulted, Central Air Conditioning, Central Vacuum, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Gas, Fireplace - Woodburning, Laundry-Main Floor, Patio, Security System, Wet Bar

**Water:** -

**Sewer:** Municipal,Septic Tank

**Taxes:** \$ 20,261

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**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