



GRASSROOTS

REALTY GROUP

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61035B Township Road 704A
Grande Prairie, County of, Alberta

MLS # GP210727

\$4,299,000



Division:	Tamarack Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	4,252 sq.ft.	Age:	2012 (8 yrs old)
Beds:	3 up / 3 down	Baths:	7 full / 2 half
Possession:	Negotiable		
Garage:	Attached, Heated, Triple		
Driveway:	Circular		

Heating:	Forced Air, In-Floor, Natural Gas	Water:	-
Floors:	Ceramic/Marble	Sewer:	Municipal
Roof:	Other	Taxes:	\$ 14,044
Basement:	Full	Condo Fee:	-
Exterior:	Other, Stucco	Lot Fee:	-
Land:	Landscaped, Treed	Maintenance Fee:	-

Features: Central Air Conditioning, Countertop(s)-Granite, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Sump, Wet Bar

Inclusions: 36" Fridge, 36" Freezer, Freezer Drawer x2, Wine Coolers x5, Dishwasher x3, Bar Fridge x2, 6 Burner Miele Gas Stove, Miele Wall Oven x2, Washer x2, Dryer x2, Blinds, Air Conditioning, All TV's, GDO & Remote

This generously proportioned 8400 square foot sophisticated bungalow is located in the desirable Dunes/Tamarack Estates. The functional open floor plan hosts six spacious bedrooms each with its own private ensuite. The sleek and stylish kitchen boasts two islands, custom dark rift oak cabinetry, two dishwashers, double ovens and a butler pantry. Entertaining is a breeze with two bar fridges, five wine cabinets and endless built in storage. The house comes complete with a full size gym and spa with Japanese soaker tub, steam shower and infrared sauna. Beyond the glass, a garden of Eden awaits, including a large partially covered entertaining space with built in kitchen, gas fireplace and hot tub. Store your outdoor toys in one of two shops and access miles of endless quad and skidoo trails with convenient ease though your backyard. This house screams "designer" and will reflect the personality and taste of those accustomed to the best in quality, design, finishes and lifestyle.