



**GRASSROOTS**  
REALTY GROUP

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**61033 704A Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2121695**



**\$2,999,000**

<b>Division:</b>	Tamarack Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,275 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Quad or More Attached, Quad or More Detached		
<b>Lot Size:</b>	3.03 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Gentle Slope		

<b>Heating:</b>	Central, In Floor	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Stone	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows		
<b>Inclusions:</b>	n/a		

Custom walkout bungalow with bonus area above attached garage. Minutes from town on pavement. Over 6000 square feet developed. Two story entry. Living room with cathedral ceiling, stone fireplace, wrap around stair case to the lower level, and doors to rear deck. Kitchen/dinette area with large island/eating bar, built in appliances, gas range with steam oven and grill/griddle, pot filler, wine fridge, wet bar with a hot water tap, and door to screen porch/outdoor kitchen area. Primary bedroom with coffered ceiling and door to rear deck. Ensuite bathroom with vaulted ceiling, dual vanities, jet tub, towel warmer and steam shower with body jets. Main floor also includes dining room and main floor office with coved ceilings, and a laundry room with door to side deck. Lower level great room with game area, wet bar with hot water tap, wine fridge, ice maker, built in wine cabinets, and patio doors to lower deck. Lower level also includes a theater room, one full and one half bathroom and three bedrooms, two of which walk out to the lower deck. Bonus space above the attached garage includes living area, bedroom and full bathroom. Features include: Heated floors and granite countertops throughout home; Extensive custom cabinetry; Multiple rooms and exterior spaces with built in sound systems; Boiler system and 2 furnaces; Central air; Reverse osmosis drinking water system; Security system with cameras; Covered/vaulted screen porch with tile floor, gas fire place and built in barbecue; Covered rear deck with tile floor; Side deck; 2 covered lower patios; Hot tub; 3+ car heated attached garage with sink and floor drains; 4 car heated detached garage with floor drains; Shed; Professional landscaping; Automated ground water irrigation system; Fire pit; Fully fenced lot with gates front and back; City water and sewer; Miles of paved walking trails at front; Access to off road

trails at back; Minutes from Dunes golf course. Seller is a licensed realtor in the province of Alberta.