



GRASSROOTS
REALTY GROUP

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8118 Tamarack Trail
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2133837



\$1,998,800

Division:	Taylor Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,865 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage, Triple Garage		
Lot Size:	1.01 Acres		
Lot Feat:	Front Yard, Lawn, Landscaped, Many Trees, Underground Sprinklers, Rectan		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Pantry, Sauna, Walk-In Closet(s), Wet Bar

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: 8-71-5-W6

Zoning: RE

Utilities: -

Inclusions: Totem Pole, Picnic Table, Large Rock in Front

LUXURIOUS LIVING IN TAYLOR ESTATES!! Welcome to unparalleled luxury living in Taylor Estates, where no expense has been spared in this custom-built masterpiece boasting over 6500 square feet of opulent living space and a 1200 square foot shop. Key Features: **Gorgeous Living Room:** Step into elegance as the stunning living room welcomes you with a gas fireplace and exquisite Douglas fir wood accents, creating a warm and inviting ambiance. **Chef's Kitchen:** Indulge your culinary passions in the chef's kitchen, featuring a vast island, ample cabinet space, and a large hidden pantry, perfect for culinary enthusiasts and entertaining alike. **Master Retreat:** Retreat to the luxurious master bedroom, featuring an unbelievable ensuite complete with a shower equipped with dual heads, a jacuzzi tub with music control and heated jets, and his/hers walk-in closets for ultimate convenience and comfort. **Main Floor:** The main floor offers two additional bedrooms, a full bathroom, a convenient half bathroom, and a well-equipped laundry room off the garage entry, ensuring practicality and ease of living. **Upper Level:** Ascend to the upper level and discover a large bonus/recreation loft with expansive windows overlooking the meticulously landscaped, private yard, providing a serene retreat for relaxation and entertainment. **Basement Oasis:** Entertain in style in the basement oasis, featuring a massive family room with an electric fireplace and a custom wet bar with ambient lighting. Adjacent is a state-of-the-art theater room, a real-life mini stick/hockey training room, a workout/gym room, two additional large bedrooms, and another full bathroom with steam and sauna, offering endless possibilities for recreation and relaxation. **Triple Garage:** The triple garage, finished with in-floor heating, ensures comfort during colder months and ample space for vehicles and storage.

Exquisite Outdoor Living: The landscaped and fenced yard, complete with an irrigation system, sets the stage for outdoor gatherings, while the amazing deck provides the perfect setting for enjoying summer nights under the stars. Don't miss your chance to experience the epitome of luxury living in Taylor Estates. Schedule your private tour today!