

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

**MLS # A2121695**



**\$3,499,000**

<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, Fruit Trees/Shrub(s), Front Yard, Lawn, Gent		

<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>	-

**Features:** 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

**Inclusions:** n/a

Custom walkout bungalow with bonus area above attached garage. Minutes from town on pavement. Over 6000 square feet developed. 2 story entry. Formal dining room and main floor office - 14 foot coffered ceilings. Living room - 25 foot cathedral ceiling and stone fireplace with wrap around stair case. Kitchen/dinette area - 16 foot vaulted ceiling, large island/eating bar, built in appliances, gas range, pot filler, wine fridge and wet bar with hot water tap. Primary bedroom - 14 foot coved ceiling. Primary ensuite bathroom - 16 foot vaulted ceiling, dual vanities, jet tub, towel warmer and steam show with body jets. Lower level great room - 9.5 foot ceilings, wet bar with hot water tap, wine fridge, ice maker and built in wine cabinets. Heated floors and granite countertops throughout home. Extensive custom cabinetry. Multiple rooms with built in sound systems. Boiler system and 2 furnaces. Air conditioning. Reverse osmosis drinking water system. Security system with cameras. Covered/vaulted screen porch with gas fire place and built in barbecue. Covered rear deck. Side deck. 2 covered lower patios. Hot tub. 3+ car heated attached garage with drains and sink. 4 car heated detached garage. 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.