

**8118 Tamarack Trail  
Grande Prairie, County of, Alberta**
**MLS # GP202498**

**\$2,475,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	6,736 sq.ft.	<b>Age:</b>	2015 (4 yrs old)
<b>Beds:</b>	3 up / 2 down	<b>Baths:</b>	3 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Irregular shaped garage therefore measurements not exact Additional 30x40		
<b>Driveway:</b>	Other		

<b>Heating:</b>	Forced Air, In-Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 11,104
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-

**Features:** Central Air Conditioning, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Electric, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Security System, Sump, Wet Bar

**Inclusions:** Double Fridge, Built in Oven, Steam Oven, Gas Range, Dishwasher, Washer, Dryer, GDO & Remotes, AC x 2

EXQUISITE home in Taylor Estates with over 6500 sq ft of living space and 1200 sq ft shop. Gorgeous living room features a gas fireplace & Douglas fir wood accents. Home boasts a chefs kitchen with huge island, tons of cabinets & large hidden pantry. Master bedroom has an unbelievable ensuite- shower with dual heads, jacuzzi tub with music control, waterfall & heated jets, as well as his/hers walk in closets. Main floor also has 2 more bedrooms, full bathroom, & bathroom & laundry room. Upstairs there is a large bonus loft. Basement has a massive family room with electric fireplace & complete with a wet bar. Just off the family room is the amazing theater room, plus there is a hockey room, workout room, 2 more large bedrooms & another full bathroom with steam & sauna. Triple garage is finished with in floor heat. Yard is landscaped & fenced with irrigation system & amazing deck.