

**7970 Willow Grove Way  
Grande Prairie, County of, Alberta****MLS # GP202598****\$1,290,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	Bungalow		
<b>Size:</b>	-	<b>Age:</b>	2015 (4 yrs old)
<b>Beds:</b>	1 up / 3 down	<b>Baths:</b>	2 full / 2 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Yes		
<b>Driveway:</b>	Paved		

<b>Heating:</b>	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>	\$ 7,263
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Hardboard, Stone	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped, Treed	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Ceiling-Above 8 ft, Countertop(s)-Granite, Deck, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings

Stunning former dream home located in prestigious Taylor Estates. This fully developed bungalow is loaded with upgrades, from the moment you walk in you will be wowed. The main floor features a grand feel with a high end kitchen featuring granite counter tops, custom cabinets, butler pantry, and Jenn appliances. The living area features exposed wood beams, gas fireplace, hardwood floors and lots of natural light. The main floor master features a stunning spa-like ensuite with walk-through closet into the main floor laundry. Downstairs you will find three more bedrooms including a Jack and Jill bath, family room, theatre room and wet bar. Attached is a beautifully finished heated triple garage with pull-through door. The yard is fully landscaped and backs onto trees giving it a very private feel. No expense has been spared on this stunning built home. Book a showing today to appreciate what it has to offer.