

**8018 Willow Grove Way  
Grande Prairie, County of, Alberta**

**MLS # GP206142**



# \$5,000,000

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Acreage with Residence		
<b>Style:</b>	1.5 Storey		
<b>Size:</b>	4,788 sq.ft.	<b>Age:</b>	2014 (5 yrs old)
<b>Beds:</b>	4 up / 1 down	<b>Baths:</b>	5 full / 3 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Detached, Heated		
<b>Driveway:</b>	Concrete, Heated, Paved		

<b>Heating:</b>	Forced Air, In-Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic/Marble, Hardwood, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 15,226
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-

**Features:** Ceiling-Above 8 ft, Central Air Conditioning, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Patio, Security System, Sunroom/Solarium, Wet Bar

**Inclusions:** Window coverings, garage door remotes, gate remote, 9 tv's, overhead projector, screen & components for home theatre, pool table, rack & accessories, Control 4 home audio & security system, pressure washer in shop. Appliances as listed in supplements.

Exquisite custom built estate home in Taylor Estates. Security gate at driveway entrance leads to heated stamped concrete in front of garages & shop as well as heated stamped concrete walkways, fire pit area and heated tiled decks. Main floor offers stunning 20' coffered ceilings and views of the private and treed back yard. Formal and casual living & dining spaces blend seamlessly and are accented by beautiful lighting, hardware and finishes throughout. Kitchen features stonework, espresso cabinets, granite counters top of the line Wolf & SubZero appliances and butler's pantry. 4 season sun room with fireplace, wet bar with dishwasher, bar fridge, wine fridge, Wolf bbq grill & hood fan, folding glass doors open to outside deck, drop down screen. Dreamy master bedroom has a fireplace and sitting area. Spa-like ensuite with steam shower, jetted tub, towel warming drawers, crystal hardware & lighting, torch fireplace sconces. Gorgeous fully cabinet walk in closet with island & vanity.