

**8118 Tamarack Trail
Grande Prairie, County of, Alberta**
MLS # GP213279

\$2,475,000

Division:	Taylor Estates		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	3,850 sq.ft.	Age:	2015 (5 yrs old)
Beds:	3 up / 2 down	Baths:	3 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Heated, Triple		
Driveway:	Other		

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

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.