

**5318 Spruce Wood Close  
Rural Grande Prairie No. 1, County of, Alberta**
**MLS # A1013767**


# \$1,200,000

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2012 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached, Concrete Driveway, Heated Garage, RV Access/Park		
<b>Lot Size:</b>	1.10 Acres		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees, Underg		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Silent Floor Joists, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Concrete, ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water		
<b>Inclusions:</b>	Fridge, stove, 2x Dishwasher, Washer and Dryer, Blinds, GDO and controls x2, projector and screen, hot tub, basement fridge, freezer		

Luxury living only a minute from city limits on a private treed lot in Taylor Estates. This Customized 2000 sq/ft 6 bedroom 3.5 bathroom bungalow has almost 4000 sqft of total living space has all the extras you wish you could pick for your home. Location is everything, tucked into the quiet south section of Taylor Estates on a 1.1 acre private lot in a Cul de Sac and across from a kids park is one of the best spots in this Subdivision. Here are some of the great custom features:-Granite Counters, two tone custom cabinetry with soft close drawers and doors, pot filler for the stove, Stainless Steel appliances including the separate fridge and freezer side by side, walk in pantry with automatic light and custom shelving, 1/2 bath just off the mud room, heated tile flooring in all the bathrooms, heated flooring in the basement, front and back irrigation, Wood privacy fence around the 1` acre lot, 2 double car attached garages, both with in floor heat, large wet bar in the basement with drink fridge and dishwasher, central AC, covered deck with hot tub, Paved RV parking pad beside the garage, Custom blinds, Theatre projector and screen, built in speakers in living area & master & deck & basement and gym, hardy plank siding. The main floor of the home has a roomy open floor plan with vaulted ceilings, a large living room with a gas fireplace, a huge dining area and loads of counter space in the kitchen. The master bedroom is huge and has a walk in closet with custom built organizers and an en-suite with a double sinks and a massive 6' Tile shower with Dual Shower heads and the bathroom floor is heated. There are two more large bedrooms, a 4 piece main bathroom and a large mud room on the way to the garage that could easily be converted to a laundry room if main floor laundry was required. The basement is fully developed and has cozy carpet and in floor heat, there is a

massive living room area, a theatre area and a wet bar. There are 3 large bedrooms including the extra big 20 'x 10' room that is currently a work out room and there is a 4 piece bathroom. The laundry room is in the basement and features a sink, a folding counter and a place to hang items. The attached 4 car garage is two extra big double garages attached together one being 22x22 and the other 26x24, there are floor drains and in floor heat, hot and cold water, sink, winch hoist for bikes, humidity fan and built in shelving. In the back yard there is a large 26' x 15' composite deck that is half covered with storage underneath and a beach comber hot tub. The back yard is fully fenced with 6' wood privacy fence and there are gates on either side of the house. Both the front and back yard have many trees and there is irrigation Front and Back. The home has a security system with cameras front and back. The Driveway is huge and a great place for kids to play sports or to accommodate many friends and family for parking.