

**8226 Tamarack Trail  
Rural Grande Prairie No. 1, County of, Alberta**
**MLS # A2135476**

**\$909,900**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,099 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Asphalt, Double Garage Attached, Double Garage Detached, Driveway, Front		
<b>Lot Size:</b>	1.21 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Tre		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Holding Tank, Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C

**Features:** Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s)

**Inclusions:** All window coverings, GDO and remotes, TV mount, Shed, firepit, gas BBQ, shelving in detached garage and basement

Discover your dream home in this serene, fully treed 1.21 acre lot offering unparalleled privacy and tranquility. Imagine yourself immersed in nature's beauty, with birds chirping and leaves rustling as you relax in your private oasis. This spacious lot provides the perfect canvas for your ideal outdoor space. Whether you envision a flourishing garden, a tranquil outdoor retreat, or a fun play area for children, the possibilities are endless. The 2099 sq ft home is designed to accommodate a large family, offering ample space for everyone to thrive. Each member will find their own nook to unwind, connect, and enjoy the comforts of this lovingly crafted home. The main floor features a primary bedroom with a walk-in closet and a luxurious 5-piece ensuite. Additionally, there's a second bedroom, a full bathroom, a laundry room, and a spacious family room. Special occasions can be celebrated in the formal dining room, while the charming breakfast nook provides a cozy spot for casual meals and morning coffee. At the heart of this home is a remarkable kitchen adorned with beautiful maple cabinets and luxurious quartz countertops, merging functionality with exquisite design. Embrace your inner chef in this culinary haven. Enjoy the comfort and elegance of two fireplaces, which add warmth and charm to the living spaces, making cold seasons a delight. The loft area on the upper level, complete with an ensuite bathroom, offers a peaceful retreat that can serve as a private hideaway, home office, or guest suite, giving you the flexibility to tailor it to your needs. The fully developed 1668 sq ft basement includes two bedrooms, a full bathroom, a family room, a dedicated exercise/flex room, and a spacious recreation room. Stay active and entertained with plenty of space for games, hobbies, and family fun. Parking and storage are a breeze with both an attached double heated garage and a detached

double heated garage. Use the additional space for hobbies and projects or keep your vehicles safe and secure. Outdoor entertaining is a joy with the stone patio, with built in gas BBQ perfect for gatherings filled with laughter and joy. The firepit nestled among the trees offers a cozy spot for evening relaxation. The property is easy to water, and maintain the landscape with an in ground irrigation system and 3 outdoor water faucets. Experience the best of both worlds with peaceful countryside living and lower property taxes, all while enjoying easy access to urban amenities like shopping, dining, and entertainment. Don't miss this incredible opportunity to make Taylor Estates your forever home. Call today to schedule a private viewing and embark on an exciting journey towards a life of luxury, tranquility, and timeless memories.