



8102 Willow Grove Way
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1169761

\$3,495,500



Division:	Taylor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,800 sq.ft.	Age:	2015 (7 yrs old)
Beds:	5	Baths:	5 full / 3 half
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	1.32 Acres		
Lot Feat:	Landscaped, Many Trees		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-71-5-W6
Exterior:	Other	Zoning:	RE
Foundation:	Other	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Built in fridge, dishwasher, counter top stove, 2x wall ovens, 2x warmers, coffee maker, steamer, fridge in pantry, reverseosmosis, 8x TVs with wall mounts, security system with 12 screens, control 4 system, window coverings, 2x washers, 2xdryers, bar fridge, bar dishwasher, bar wine fridge, pool table, built in vacuum and attachments, 3 air conditioning units, 4GDO with remotes (house), 2 GDO and remotes (shop), built in BBQ, outside fridge & 5' table with 14" gas burner.

This luxurious Lavender Homes built bungalow is situated on 1.32 acres in Taylor Estates. Let your dreams become reality with this 5 bedrooms, 9 bathrooms, 7 fireplaces, 2 laundry rooms, and 3 air conditioning units. The kitchen is one to envy with 9 appliances, maple cabinets, precast lime stone rangehood, large walk through pantry and massive island. The master bedroom is like a private retreat with large windows, double sided fireplace, large walk in closet, and beautiful 5 piece ensuite complete with private laundry. Downstairs is the perfect place to entertain! Remarkable brick bar, wine room, theater room, rec area plus a family room with a gas fireplace. All bedrooms have walk in closets and personal ensuite's. If the inside doesn't wow you, the outside is sure to please. Captivating front water fountain, rear water feature, 3 season enclosed room with kitchen area, plus still ample space to enjoy. Truly a dream to sit back and enjoy the wonders that this home has to offer! **SELLER WILL CONSIDER RESONABLE TRADES , LAND, SHOPS, HOMES..**