

61035 A TWP RD 704 A  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1189748



**\$1,999,888**

<b>Division:</b>	Tamarack Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 2 Storey		
<b>Size:</b>	4,629 sq.ft.	<b>Age:</b>	2007 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Asphalt, Driveway, Heated Garage, Parking Pad, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	3.14 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Gentle Sloping, Landscaped, Many Trees, Private		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR 2
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, Wet Bar		

**Inclusions:** See 3D tour and attached Feature Sheet & Inclusions in Supplements

**INCREDIBLE VALUE ...** With the increased costs of building you could not come close to replacing this property for this asking price, before you build anything check out this property. Discover custom elegance in this flawlessly designed, gorgeous fully developed estate with walkout basement expertly embedded hillside in Tamarack Estates (near The Dunes). This stunning retreat has all the amenities one could desire, located seconds from the City on a 3.14 acre treed and landscaped lot. 5 bedrooms, 2 offices, Den / Poker Room, Library, Gym, Media Room. Main Floor boasts a chef's kitchen with granite countertops, an abundance of cabinetry, upgraded stainless steel appliances (Wolf & Subzero), this home is an example of exceptional taste. Hardwood and tile flooring with custom Hunter Douglas California Shutters. Cozy wood-burning fireplace as well as 3 gas fireplaces c/w remote controls. Triple heated attached garage, triple heated detached shop with bathroom and RV sewer dump. Hot water heated basement floors. Check supplements for features and inclusions. After viewing the photo's & 3D tour you may agree that these pictures are worth more than 1,000 words. TRULY a BEAUTIFUL HOME.