



**8118 Tamarack Trail  
Grande Prairie, County of, Alberta**

**MLS # GP213279**



**\$2,475,000**

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

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

**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.