



**61035B Township Road 704A  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1021263**

**\$4,299,000**



<b>Division:</b>	Tamarack Estates.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,252 sq.ft.	<b>Age:</b>	2012 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 3 half
<b>Garage:</b>	Triple Garage Attached, Triple Garage Detached, Driveway, Garage Door Op		
<b>Lot Size:</b>	3.14 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinkle		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-70-6-W6
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** 36" Fridge, 36" Freezer, Freezer Drawer x2, Wine Coolers x5, Dishwasher x3, Bar Fridge x2, 6 Burner Miele Gas Stove, Miele Wall Oven x2, Washer x2, Dryer x2, Blinds, Air Conditioning, All TV's, GDO's & Remotes

This generously proportioned 8400 square foot sophisticated bungalow is located in the desirable Dunes/Tamarack Estates. The functional open floor plan hosts six spacious bedrooms each with its own private ensuite. The sleek and stylish kitchen boasts two islands, custom dark rift oak cabinetry, two dishwashers, double ovens and a butler pantry. Entertaining is a breeze with two bar fridges, five wine cabinets and endless built in storage. The house comes complete with a full size gym and spa with Japanese soaker tub, steam shower and infrared sauna. Beyond the glass, a garden of Eden awaits, including a large partially covered entertaining space with built in kitchen, gas fireplace and hot tub. Store your outdoor toys in one of two shops and access miles of endless quad and skidoo trails with convenient ease though your backyard. This house screams "designer" and will reflect the personality and taste of those accustomed to the best in quality, design, finishes and lifestyle.