



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

MLS # A1070344

\$2,199,800



Division:	Tamarack Estates		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	4,629 sq.ft.	Age:	2007 (15 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Driveway, Other, Triple Garage		
Lot Size:	3.14 Acres		
Lot Feat:	Landscaped, Private, Sloped Up, Treed		

Heating:	In Floor, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	26-70-6-W6
Exterior:	Concrete, Wood Frame	Zoning:	CR 2
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Built-in Features, Crown Molding, Granite Counters, Kitchen Island, Soaking Tub, Wet Bar		

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

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.