



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

MLS # GP215232

\$4,299,000



Division:	Tamarack Estates.		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,252 sq.ft.	Age:	2012 (8 yrs old)
Beds:	6	Baths:	7 full / 2 half
Garage:	Attached Garage, Driveway, Heated Garage, Triple Garage		
Lot Size:	3.00 Acres		
Lot Feat:	Landscaped, Underground Sprinklers, Private, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Tile	Sewer:	Sewer
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stucco	Zoning:	CR-2
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas, Fiber Optics, Phone
Features:	Granite Counters, No Smoking Home, Stone Counters, Sump Pump(s), Wet Bar		

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 & Remote

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.