

**5509 Taylor Way
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1046840

\$2,250,000



Division:	Taylor Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,721 sq.ft.	Age:	2009 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Triple Garage Attached, Driveway, Asphalt, Plug-In, Garage		
Lot Size:	1.91 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	8-71-5-W6
Exterior:	Stone, Stucco	Zoning:	RE
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Master Downstairs, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: All Televisions & Mounts, Nuvo Sound System, Security System (not currently in use)

ATTACHED SHOP IS SOMETHING YOU WON'T SEE EVERYDAY ON PROPERTIES LIKE THIS. Welcome to your dream property. Backing onto crown land this private treed acreage offers stunning landscaping with irrigation system, firepit and log cabin. Massive kitchen features granite countertops, large island table, high-end stainless-steel appliances, tons of storage and counterspace, walk through pantry opens to garage entry, 2-sided fireplace shared with living room plus much more. Coffered ceilings in living room and huge windows overlooking the yard make the room so open and inviting that you'll never want to leave. 2 large bedrooms with walk in closets and shared bathroom with dual sinks, huge shower & make up table. Main floor laundry has tons of storage as well as a sink. Walkout basement includes family room with gas fireplace, 2 large bedrooms - 1 with ensuite, theatre room and workout room. Nuvo surround system throughout home. Triple heated attached garage with built in cupboards plus separate shop with in-floor heat. Tons of parking including RV parking with hookups.