

**8201 Tamarack Trail  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1062836**



**\$1,575,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,183 sq.ft.	<b>Age:</b>	2011 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Attached Garage, Heated Garage, Triple Garage		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Tre		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System, Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Brick	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Central Vacuum, Jetted Tub, Stone Counters, Sump Pump(s)		

**Inclusions:** A/C, Security System, Water Softener,

Outstanding custom bungalow with matching 34'x36' shop situated on a pristine 1.03 acre treed lot in desirable Taylor Estates. The stunning front entry leads to the open family room with 14' coffered ceiling & wood burning fireplace, spacious dining area & an impressive kitchen with high end appliances and quartz countertops. The main floor also includes a large den, full bathroom, main floor laundry & 2 great bedrooms including the master with ensuite & walk in closet. The enviable basement is complete with 2 more bedrooms, bathroom, family room with gas fireplace & a large theatre/rec room. The shop is just as remarkable as the home and has in-floor heat, 14'x10' and 14'x14' overhead doors, mezzanine, 220 plugs & covered rear pad. The meticulously cared for yard has been beautifully landscaped with flower beds, mature spruce trees, irrigation & South facing deck. Other notable features include 10' foundation walls, water softener, hardwood floors, air conditioning, RV dump and so much more. This home has been extremely well maintained, inside and out and must be seen to be appreciated. Be sure to check out the 3D tour.