

**8218 Willow Wood Court  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1063540**



**\$3,950,000**

|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | Taylor Estates                              |               |                  |
| <b>Type:</b>     | Residential/House                           |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow            |               |                  |
| <b>Size:</b>     | 3,876 sq.ft.                                | <b>Age:</b>   | 2015 (6 yrs old) |
| <b>Beds:</b>     | 6                                           | <b>Baths:</b> | 5 full / 2 half  |
| <b>Garage:</b>   | Triple Garage Attached, RV Garage           |               |                  |
| <b>Lot Size:</b> | 2.57 Acres                                  |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Street Lighting, Private, Treed |               |                  |

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 8-71-5-W6

**Exterior:** Other, Stone

**Zoning:** RES

**Foundation:** ICF Block

**Utilities:** -

**Features:** Bar, Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Steam Room, Vaulted Ceiling(s), Wet Bar, Wired for Sound

**Inclusions:** -

This stunning Mountain Modern Timber Frame home is nestled on two lots amongst the trees in exclusive Taylor Estates. Gorgeous curb appeal with timbers, stucco and architectural cedar, circular paved driveway, modern landscaping, custom cedar/concrete bench & fire table. Heated tile in front of garage, shop, walkway & steps to front entrance. Oversized pivot door opens to breathtaking vaulted timber ceilings all the way through to the kitchen & dining. Custom open flame fireplace and wine feature wall with ladder in the great room. Mono stringer stairway with 'floating' wood steps & landings and architectural cable/wood railing. Impressive modern kitchen boasts electronic cabinets, 2 large islands with white quartz waterfall counters - one with a stunning live edge wood bar feature. Wolf & Sub-Zero appliances including 60" gas range with double ovens, coffee centre, fridge & freezer drawers in second island. Spacious butler pantry has Sub-Zero fridge/freezer, cabinets with pull out drawers and lots of extra counter space for small appliances. Massive dining area has built in buffet cabinet. In the master suite wing you will find an ultra cool den with live edge desk hung from the ceiling with airline cable, fitted with black lacquered cabinetry & shelving, and kept private by a solid wood barn door with leather strap handle. The closet of your dreams has back lit cabinetry, glass display, Swarovski Crystal light bar over a glass top display island, multiple full length mirrors and a spot for an amazing designer chair and leaning mirror. Across the hall another Swarovski Crystal ring chandelier hangs from the vaulted timber ceiling over the king size bed. At the foot of the bed, a raised fireplace & tv surrounded in metallic glass tile. The ensuite is like your own heavenly spa...shimmering mosaic tile walls, soft airy globe lights, separate vanities with blu faucets & stone sinks, a dual

entry steam shower, freestanding tub, and separate toilet room. The second wing has a bedroom with its own designer en-suite and walk in closet. Laundry room is equipped with 3D wave cabinetry, laundry sink, built in ironing board, and counter space. The entrance from garage boasts more cabinetry & drawers, a built in bench/window seat with Bocci pendant lights. Covered/heated deck with drop down screen, wood fireplace, Wolf BBQ, Sub-Zero bar fridge. Outside patio perfectly designed for entertaining, lounging & making s'mores at the firepit. 3 car attached garage with epoxy floor, and tons of storage. Basement features blade wall accent lights, commercial grade carpeting, and Bocci pendant lights over the sit up bar that includes a sink, dishwasher, microwave drawer, fridge & freezer drawers. Large open rec room & vintage style theatre room with velvet curtains, staged seating, screen & projector. 4 bedrooms (1 with walk in closet & en-suite), 2 more full baths. Separate 3 bay RV garage with checker plate trim, custom Hayley cabinetry, concrete epoxy floor, 1/2 bath and bar area.