

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

**MLS # A1070344**



**\$2,488,800**

<b>Division:</b>	Tamarack Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 2 Storey		
<b>Size:</b>	4,629 sq.ft.	<b>Age:</b>	2007 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Driveway, Other, Triple Garage		
<b>Lot Size:</b>	3.14 Acres		
<b>Lot Feat:</b>	Landscaped, Private, Sloped Up, Treed		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	26-70-6-W6
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR 2
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	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.