

**5708 Poplar Lane  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1111541**



**\$1,275,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, 2 Storey		
<b>Size:</b>	2,907 sq.ft.	<b>Age:</b>	2020 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Triple Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.58 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	5-71-8-W6
<b>Exterior:</b>	Mixed, Stone	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Bar Fridge, GDO + Controls, Theatre Room

Stop Dreaming & Start Living! No need to buy tickets for the 2020 dream home anymore you can make it yours today! This stunning High Mark built custom home is a show stopper and a must see. With 5814sqft of living space located in the highly desired county subdivision of Taylor States this elegant home will not disappoint. As you enter this home you will be floored by the fine finishing's and details it expresses. Home boasts the open concept we all long for between the kitchen, living room, and dining area. Off the dining area is sliding doors into the massive west backing & heated four seasons room perfect for entertaining during our long winters. Kitchen boasts ample counter space , cabinets, and even walk in pantry with see through floor into your own wine cellar. Living room is complimented by stunning gas fire place. timber beams , and off the living room is your own library. Master bedroom speaks volumes with its pinterest like 5 piece en-suite and walk in closet. Remainder of main level consists of another half bath, gorgeous laundry room, 2 large bedrooms, full bathroom, and bench + coat rack combo coming from the garage. Upstairs is any kids dream bonus room or "kids cave" with oversized bunk beds and living space. Let's make our way to the fully finished basement which provides so much with its workout area, rock climbing wall, bar with full size fridge and dishwasher, wine cellar, arcade room, living room, media/theatre room, 2 bedrooms with walk in closets, and another full bathroom with his and her sinks. Triple car garage is heated and fully finished. Back yard is west backing giving you natural sun light all day long, complimented by fire pit area and back door entrance to the 4 seasons room. This home is like NEW and has all the bells and whistles anyone could DREAM of, book your viewing today!