

**7970 Willow Grove Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2002847**



**\$1,249,900**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,188 sq.ft.	<b>Age:</b>	2015 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.67 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 6 Big Screen Tv's & Mounts , Theatre Projector & Screen , Built in Espresso Machine, Bar Fridge x2 , Dishwasher x2

\$1,700,000 replacement value!!! Step into luxury living with this exceptional custom home, crafted by award-winning Stonebuilt Homes - the 2016 Dream Home. Nestled in the highly desirable community of Taylor Estates, this impressive bungalow sits on beautiful .67 acre lot and boasts nearly 4400 square feet of living space. As you enter, you'll be greeted by breathtaking exposed wood beams, soaring ceilings, hardwood floors, and expansive windows that showcase the open concept living and kitchen area. The gourmet kitchen boasts granite countertops, custom cabinetry, a built-in espresso machine in the butler pantry, in-counter microwave, and top-of-the-line JennAir appliances. The living area is a haven of natural light, where you can relax by the fireplace and enjoy the beautiful backyard view. The spacious master suite is complete with a spa-like ensuite featuring walk-through closets and dressing room style custom cabinetry, along with convenient main floor laundry access. Venture downstairs via the grand staircase to discover two additional bedrooms, a Jack and Jill bathroom, large den, custom theatre room, full wet bar with wine cellar, and a gym. In-floor heating throughout the home along with a built-in audio system ensures your comfort and entertainment are top-notch. The triple car garage is also a standout feature, boasting in-floor heating and a pull-through door that leads to your backyard oasis. The fully treed, fenced and beautifully landscaped lot offers a serene water feature, entertaining fireplace, and in-ground irrigation system. Backing onto natural green space with mature trees, this property is one of the most private lots in all of Taylor Estates. Every inch of this property exudes pride of ownership and must be seen to be truly appreciated. So why wait? Don't miss the chance to make this dream home your reality - book your showing today!