



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

8102 Willow Grove Way
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2043284



\$2,995,000

Division:	Taylor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,800 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	5 full / 3 half
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	1.32 Acres		
Lot Feat:	Landscaped, Many Trees		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-71-5-W6
Exterior:	Other	Zoning:	RE
Foundation:	Other	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Counter top stove, 2x wall ovens, 2x warmers, coffee maker, steamer, fridge in pantry, 8x tv's with wall mounts, security system w/12 screens, control 4 system, 2x washers, 2x dryers, bar dishwasher, bar wine fridge, pool table, 3x A/C units, 4x GDO with remotes (house), 2 x GDO with remotes (shop), built in BBQ, outside fridge, 5' table with 14" gas burner.

This luxurious Tuscan-inspired bungalow built by Lavender Homes is situated on 1.32 acres in Taylor Estates. Let your dreams become reality with this 5 bedrooms, 9 bathrooms, 7 fireplaces, 2 laundry rooms, 30'x63 heated garage, and 30'x50' RV shop estate property. Remarkable attention to detail throughout this home includes the impressive Italian tile front steps and entryway with tiled ceiling and arched double front doors with opening sidelites, a jaw dropping curved staircase, solid core doors with Italian leather panelling, wood panelled office with fireplace and secret storage room. The kitchen is one to envy with 9 Miele appliances, natural glazed solid cherrywood cabinets, travertine floors, limestone range hood with artist-installed mosaic wall, feature fireplace in upper cabinetry, walk through pantry with additional fridge, and central island. The master bedroom is like a private retreat with large windows, double sided fireplace, large walk in closet with full cabinetry, and beautiful 5 piece ensuite complete with private laundry. Downstairs is the perfect place to entertain! It features a central bar with brick and wood accents, ice sink, beverage fridge, separate red/white wine coolers, a stunning wine cellar that holds over 300 bottles, a theater room with starlit ceiling, accent lighting and raised seating, a rec/games area plus a cozy family room with gas fireplace. All bedrooms have walk in closets and personal ensuite's. One of the bedrooms was built to accommodate a gym and has a steam shower in the bathroom. Offering curb appeal like no other, there is a captivating front water fountain, rear boulder water feature, stamped concrete fire pit area, tree and shrub beds with power outlets, irrigation and eavestrough drains. There is also a fantastic 3 season enclosed room with outdoor kitchen area and privacy screens. It's truly a dream to sit back and

enjoy the wonders that this home has to offer!