



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

8017 Tamarack Close
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2178060



\$1,548,000

Division:	Taylor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,620 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage		
Lot Size:	1.02 Acres		
Lot Feat:	Front Yard, Lawn, Landscaped, Many Trees, Private, Rectangular Lot, See Remarks		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RE
Foundation:	ICF Block	Utilities:	-

Features: Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Stainless steel fridge/microwave/dishwasher, natural gas cooktop (new 2024), washer/dryer (2023), bar fridge, wine cooler, stainless steel fridge in pantry (2023), upright freezer in craft room, formal dining set, 2x tv's & wall mounts, small tv in kitchen, alarm system, R/O system, A/C unit, central vac & attachments, 3 Sonos amps, 1 connect amp, quad 4 system, surround sound, water softener, 3 GDO & controls, all existing window coverings, irrigation system.

Welcome to an extraordinary bungalow located in the highly sought after subdivision of Taylor Estates. From the moment you arrive, this remarkable home invites you in with its charm and elegance. Featuring an open concept floorplan with a cozy gas fireplace in the family room, a gourmet kitchen adorned with granite countertops and ample seating, is complemented by a butler's pantry, making both everyday cooking a pleasure. Adjacent to the kitchen, a formal dining area offers a sophisticated space for entertaining and special occasions. The massive primary bedroom offers a walk in closet and elegant 5pc ensuite complete with a soaker tub and separate shower. The home's focal point is its peaceful sunroom, an oasis with a cozy wood burning fireplace and in-floor heating, perfect for enjoying serene views year-round. The basement is fully developed into a family room with a gas fireplace overlooking a games area for entertainment, office area, a cozy library nook for quiet moments, tons of storage, 4 pc bathroom and 3 great sized bedrooms. This home offers a attached double garage that is finished and heated with a massive boot room & epoxy flooring. Step outside to a private, south-facing backyard that's beautifully framed by mature evergreens, providing a lush, serene backdrop for outdoor gatherings or quiet afternoons. The detached double garage is double length and a perfect place for additional storage. This incredible home combines luxurious living with a private, tranquil setting—an opportunity to enjoy the amazing lifestyle that Taylor Estates has to offer!