

**8218 Tamarack Trail**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2141926**



**\$2,299,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,183 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers, Secluded, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 60" 3D TV & Glasses in basement

Welcome to the epitome of luxury living in prestigious Taylor Estates. This custom-built Lavender bungalow is a true masterpiece, offering over 5700 square feet of meticulously designed and lavishly finished living space. As you step through the grand entrance, you'll be captivated by the stunning hand-hewn engineered hardwood and tile floors that grace the upper level. The open concept living area showcases 17' ceilings in the formal living/dining room, accentuated by a quartz tile fireplace that sets the tone for elegance. The attention to detail is impeccable, with 8' custom interior doors and 8" custom trim throughout the main level. The heart of this residence is the custom kitchen, featuring soft-close maple cabinets, exquisite quartz countertops, undermount granite sink, and top-of-the-line Kitchen Aid Pro appliances. You'll find a paneled built-in fridge & dishwasher, steam oven, convection oven, warming drawer, and a Jenn-Air gas burner cooktop with a hidden hood vent. A butler's pantry adds convenience, equipped with custom built-in shelves, a second fridge, & microwave. For relaxed family moments, the family room boasts a built-in TV and a cozy gas fireplace. It seamlessly flows onto a 421-square-foot enclosed deck through 8' sliding glass doors. This outdoor oasis features another gas fireplace, a built-in gas BBQ, hood vent, & a mini fridge, making it an ideal space for al fresco dining and entertaining. The main floor primary wing is a sanctuary with a gas fireplace adorned by imported Italian tile and a unique cork feature wall accent. The ensuite bathroom is equally impressive, with custom soft-close maple cabinetry, quartz countertops, Swarovski crystal pulls, an oversized jet tub, and a rejuvenating steam shower. Your wardrobe is taken care of with a walk-in closet boasting custom built-in wardrobes, shelves, and drawers, complete with its own laundry

room. The main floor also includes an additional full bath, a powder room, and a generously sized office. Descending to the basement, an artist-crafted concrete feature wall leads the way down a wood-curved staircase. You'll discover a full wet bar with a dining area, a family room with built-in storage, gas fireplace, & 3D TV, perfect for hosting gatherings. The billiards area is adorned with a captivating built-in art installation. On the west side of the basement, two large bedrooms share an adjoining jack and jill bathroom and spacious walk-in closets. An additional oversized bedroom, a full bathroom, and a laundry room with a sink and storage complete this lower level. Quality is evident throughout this home, as no expense was spared during construction(See Extra Features List). 2067 square feet of heated, finished garage space. The main garage offers three 10'x10' doors with epoxy floors, accommodating up to 5 cars. In addition, there's an RV garage measuring 18'x47' with a 14'x15' overhead door, equipped with both indoor and outdoor RV plugs. Private 1.025ac lot is professionally landscaped.