

**5402 Aspen Drive
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2163004



\$2,980,000

Division:	Taylor Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,851 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	5
Garage:	Quad or More Attached		
Lot Size:	1.17 Acres		
Lot Feat:	Front Yard, Low Maintenance Landscape, No Neighbours Behind, Street Light		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Marble	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-71-5-W6
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Dishwasher, Blinds, All Furniture(Negotiable),		

Step into unparalleled luxury with this meticulously designed estate, featuring yacht-inspired interior doors and an exquisite copper front door imported from Brazil, setting the tone for a home where every detail has been considered. A spacious L-shaped garage with five doors and six bays, including a specialized RV stall with a limestone pad and RV outlets, provides ample space for automotive enthusiasts. The driveway boasts an entry feature ready for a future automated gate. Inside, the elegance continues with Italian marble floors adorned with Versace inserts, high-end cabinetry, and state-of-the-art Wolf appliances. The grand staircase is crafted with marble slabs, leading to five bedrooms and five bathrooms, including two master suites each equipped with commercial-grade steam rooms featuring body jets and rain showers. Additional luxuries include two offices, a fully equipped gym with Bluetooth sound, and plans for a future rooftop patio. The living experience is enhanced with four fireplaces, two of which are see-through, and three jet tubs, ensuring relaxation is never far away. The garage dazzles with architecturally designed lighting and diamond checker plated accents, not to mention a full toolbox system. State-of-the-art amenities include a Sonos home system, Leviton phone-controlled exterior lighting, and fiber optic internet. Ambient mood lighting throughout, long pathway lighting, exposed aggregate concrete, and custom landscaping with artificial turf and stamped concrete details elevate the outdoor living spaces. A custom crusher cone firepit, optional \$150k aluminum fencing, and a 12x24 tiled Italian marble deck further enhance the outdoor allure. Entertainment options abound with a Paradigm sound system theater featuring 7.1 surround sound and sophisticated four-stage theater lighting. Comfort is assured year-round with over 5500

sq ft of heated flooring, dual heating systems, a boiler, two furnaces, endless hot water, and air conditioning, all surrounded by retained mature trees for a serene and private lifestyle. The property comes fully furnished, boasting epoxy-coated concrete throughout, ready to welcome you to a life of exquisite luxury and comfort.