

# **\$3,299,000 - 61033 704a Township, Rural Grande Prairie No. 1, County of**

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MLS® #A2121695

**\$3,299,000**

5 Bedroom, 5.00 Bathroom, 3,275 sqft  
Residential on 3.03 Acres

Tamarack Estates., Rural Grande Prairie No.  
1, County of, Alberta

Custom walkout bungalow with bonus area above attached garage. Minutes from town on pavement. Over 6000 square feet developed. Two story entry. Living room with cathedral ceiling, stone fireplace, wrap around stair case to the lower level, and doors to rear deck. Kitchen/dinette area with large island/eating bar, built in appliances, gas range with steam oven and grill/griddle, pot filler, wine fridge, wet bar with a hot water tap, and door to screen porch/outdoor kitchen area. Primary bedroom with coffered ceiling and door to rear deck. Ensuite bathroom with vaulted ceiling, dual vanities, jet tub, towel warmer and steam shower with body jets. Main floor also includes dining room and main floor office with coved ceilings, and a laundry room with door to side deck. Lower level great room with game area, wet bar with hot water tap, wine fridge, ice maker, built in wine cabinets, and patio doors to lower deck. Lower level also includes a theater room, one full and one half bathroom and three bedrooms, two of which walk out to the lower deck. Bonus space above the attached garage includes living area, bedroom and full bathroom. Features include: Heated floors and granite countertops throughout home; Extensive custom cabinetry; Multiple rooms and exterior spaces with built in sound systems; Boiler system and 2 furnaces;



Central air; Reverse osmosis drinking water system; Security system with cameras; Covered/vaulted screen porch with tile floor, gas fire place and built in barbecue; Covered rear deck with tile floor; Side deck; 2 covered lower patios; Hot tub; 3+ car heated attached garage with sink and floor drains; 4 car heated detached garage with floor drains; Shed; Professional landscaping; Automated ground water irrigation system; Fire pit; Fully fenced lot with gates front and back; City water and sewer; Miles of paved walking trails at front; Access to off road trails at back; Minutes from Dunes golf course. Seller is a licensed realtor in the province of Alberta.

Built in 2015

### **Essential Information**

MLS® #	A2121695
Price	\$3,299,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,275
Acres	3.03
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	61033 704a Township
Subdivision	Tamarack Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5K2

## Amenities

Parking Quad or More Attached, Quad or More Detached

## Interior

Interior Features Bar, Breakfast Bar, Beamed Ceilings, Ceiling Fan(s), Chandelier, Crown Molding, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Wood Windows, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Recessed Lighting, Soaking Tub, Storage, Wet Bar, Wired for Sound, Walk-In Closet(s)

Appliances Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Convection Oven, Dishwasher, Double Oven, Dryer, Electric Water Heater, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Warming Drawer, Water Distiller, Window Coverings, Wine Refrigerator

Heating Central, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Built-in Barbecue, Fire Pit, Lighting, Outdoor Kitchen, Playground, Rain Gutters, Storage

Lot Description Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Gentle Sloping, Interior Lot, Lawn, Landscaped, Many Trees, No Neighbours Behind, Native Plants, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Concrete, ICFs (Insulated Concrete Forms), Stone

Foundation Poured Concrete

## Additional Information

Date Listed April 10th, 2024

Days on Market 378

Zoning CR-2

## Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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