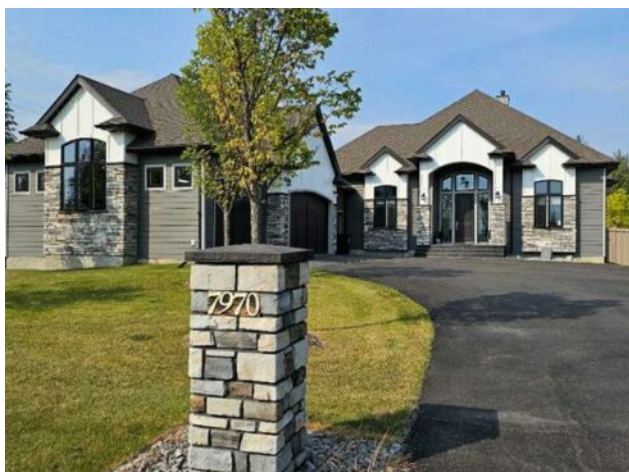


7970 Willow Grove Way
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2164132



\$999,997

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|------------------|------------------------|---------------|------------------|
| Division: | Taylor Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,185 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.67 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RE |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Open Floorplan, Pantry | | |

Inclusions: 6 Big Screen TVs & Wall Mounts, Projector & Screen, Built in Espresso Machine, Bar Fridge x 2, Dishwasher x2., security system

Indulge in luxury living with this exquisite executive bungalow, located in the highly coveted Taylor Estates. From the moment you arrive, the home's impressive curb appeal draws you in, featuring stone driveway columns, a 90-degree garage, elegant stone accents, hardy board and batten siding, sleek black windows, and a welcoming covered front entry. As you step inside, the breathtaking central curved staircase, barrel-vaulted ceiling, and oversized fireplace in the great room set the tone for sophisticated living, seamlessly flowing into the well-designed kitchen and butler's pantry. The adjacent dining area, with expansive sliding doors, leads to a rear covered deck, ideal for effortless indoor-outdoor entertaining. At the front of the home, a spacious den or office with built-in bookshelves provides a quiet, functional space, perfectly positioned for privacy. The gourmet kitchen is a chef's dream, boasting white cabinetry, granite countertops, a hammered steel sink, and a central island, along with a well-appointed butler's pantry offering ample storage. Premium Jenn-Air stainless steel appliances, including a gas range, fridge, dishwasher, and espresso machine, elevate your culinary experience. A convenient 2-piece bath and access to the heated 26' x 45'6" garage are just steps away. The garage features epoxy floors, an ATV bay with backyard access, and a custom mudroom with built-in storage, a bench, coat hooks, and a large sink with counter space. The primary bedroom is a serene haven with large windows overlooking the backyard, while the spa-like ensuite offers dual vanities, a custom tile shower, a soaking tub, linen storage, and a private toilet room. The walk-through closet, filled with built-ins, leads directly to a spacious laundry room with additional cabinetry and a sink. The finished basement is designed for entertainment, offering a

sunken theater room with a projector and multiple TVs, open living spaces, a 2-piece washroom, a large bar with seating, and a future-ready wine cellar. Two additional bedrooms share a Jack-and-Jill 5-piece bathroom, while a private home gym with epoxy floors and glass walls completes the lower level. Crafted by Stonebuilt Homes and featured as the 2016 Dream Home, this property is surrounded by estate homes in a peaceful, wooded setting. Experience the pinnacle of luxurious living in Taylor Estates. Call your favorite realtor to book your private showing today!