

61011 704A Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2227248



\$2,700,000

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|------------------|--|---------------|-------------------|
| Division: | Tamarack Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 4,963 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 4.04 Acres | | |
| Lot Feat: | Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighbours Behind, | | |

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|--------------------|---|-------------------|------------------------|
| Heating: | Boiler | Water: | Drinking Water, Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | CR-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry | | |

Inclusions: Hot tub, Formal Dinning room table & chairs, bar cabinet in formal dinning room, poker table and chairs in basement and foosball table.

Welcome to your dream estate—an extraordinary blend of refined living, privacy, and unparalleled amenities, all nestled on 4 fully landscaped, gated acres. This exquisite 5-bedroom, 4.5-bathroom custom home offers over 4,900 sq ft of thoughtfully designed living space across two storeys, perfectly suited for families, entertainers, and multi-generational living. Step inside to find soaring ceilings, an elegant open-concept layout, and premium finishes throughout. The gourmet kitchen is a chef’s dream with high-end appliances, custom cabinetry, and a walk-through pantry. A second full kitchen in the fully finished basement offers added versatility for entertaining or extended stays. Upstairs, a spacious bonus room above the oversized 3-car attached garage provides the perfect setting for a family lounge, home office, or play area. Unwind in the luxurious theatre room or enjoy music throughout the home with the built-in sound system. Year-round comfort is ensured with air conditioning, while the three-season sunroom—with natural gas hookups for a BBQ and fire table—offers the ideal indoor-outdoor living experience. The primary suite is a serene retreat, and additional bedrooms are generously sized to accommodate family and guests. Outside, relax in the hot tub, gather around the fire pit, or explore the private pond with a fountain, swing in the woods, playhouse, and two handy storage sheds. A standout feature is the fully finished, heated four-door shop with a bathroom and a beautifully appointed 2-bedroom, 1-bath in-law suite above—perfect for extended family, guests, or rental income potential. This rare offering combines luxury, space, and functionality in a peaceful country setting just minutes from city amenities. Your forever home awaits. Book your showing today. *Listing agent related to seller.