



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**5401 Sprucewood Close
 Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2242127



\$1,800,000

Division:	Taylor Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,790 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Heated Garage, Parking Pad, Quad or More Attached		
Lot Size:	1.28 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	In Floor, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Shingle Siding, Stone, Stucco	Zoning:	RE
Foundation:	ICF Block	Utilities:	Cable, Electricity, Natural Gas
Features:	Bar, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Fridge x2, Oven, Convection Oven, Steamer, Gas Stove, All Ceiling Fans, All Window Coverings, 2 Home Theater Systems, Security System, Built in Vac & Accessories, 14'x28' Shed, Sprinkler System

Stunning Executive Bungalow in Taylor Estates!!! This beautifully finished bungalow in prestigious Taylor Estates offers luxury, space, and style in a peaceful setting. The fully renovated chef's kitchen features a stone island, gas stove, convection oven, and walk-through pantry. The grand living room includes a gas fireplace and opens into a cozy sitting area. Enjoy mornings on the screened-in deck overlooking a landscaped, private yard with irrigation. The renovated primary suite impresses with a double-sided fireplace, jetted tub, tiled shower, and walk-in closet. The main floor also includes a den, formal dining room, 3-piece bath, and half bath. The fully developed basement offers a large family/games room with wet bar, fireplace, 4 bedrooms with walk in closets, 2 bathrooms (Jack & Jill), and laundry. Bonus features: attached 4-car garage with 19x53' heated shop, detached garage/shed, in-floor heat throughout, and numerous updates including new furnace, A/C, hot water tank, and fresh paint. Finished with striking stucco, brick, and stone exterior. This is a must-see home — move-in ready and packed with features!