

\$3,499,000 - 61033 704a Township, Rural Grande Prairie No. 1, County of

MLS® #A2121695

\$3,499,000

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. 2 story entry. Formal dining room and main floor office - 14 foot coffered ceilings. Living room - 25 foot cathedral ceiling and stone fireplace with wrap around stair case. Kitchen/dinette area - 16 foot vaulted ceiling, large island/eating bar, built in appliances, gas range, pot filler, wine fridge and wet bar with hot water tap. Primary bedroom - 14 foot coved ceiling. Primary ensuite bathroom - 16 foot vaulted ceiling, dual vanities, jet tub, towel warmer and steam show with body jets. Lower level great room - 9.5 foot ceilings, wet bar with hot water tap, wine fridge, ice maker and built in wine cabinets. Heated floors and granite countertops throughout home. Extensive custom cabinetry. Multiple rooms with built in sound systems. Boiler system and 2 furnaces. Air conditioning. Reverse osmosis drinking water system. Security system with cameras. Covered/vaulted screen porch with gas fire place and built in barbecue. Covered rear deck. Side deck. 2 covered lower patios. Hot tub. 3+ car heated attached garage with drains and sink. 4 car heated detached garage. 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.

Built in 2015

Essential Information

MLS® #	A2121695
Price	\$3,499,000
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
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Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Bar, Ceiling Fan(s), Chandelier, Crown Molding, Central Vacuum, French Door, Wood Windows, Jetted Tub, Recreation Facilities, Recessed Lighting, Wired for Sound
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Appliances	Bar Fridge, Convection Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Double Oven, Dryer, Electric Water Heater, Freezer, Washer, Warming Drawer, Water Distiller, Wine Refrigerator
Heating	In Floor, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Built-in Barbecue, Lighting, Playground, Fire Pit, Outdoor Kitchen, Rain Gutters, Storage
Lot Description	Front Yard, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gentle Sloping, Interior Lot, Many Trees, Native Plants, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Days on Market	336
Zoning	CR-2

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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