

**7958 Willow Grove Way
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1054249



\$1,228,800

Division:	Taylor Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,838 sq.ft.	Age:	2021 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.58 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-71-5-W6
Exterior:	Composite Siding, Stone	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Garage door openers (side mount, quiet), garage heater.

INTRODUCING N O R D I C M O D E R N DESIGN BY HOMEDGE IN THE INCOMPARABLE TAYLOR ESTATES. CURRENTLY UNDER CONSTRUCTION, THIS HOME HAS A STRIKING ELEVATION WITH REVEALED FRONT STAIRWAY, REAL STONE AND COMPOSITE WOOD EXTERIOR, AND PREMIUM WINDOW PACKAGE INCLUDING FLOOR TO CEILING WINDOWS ON MAIN FLOOR. MODERN 'FLOATING' CONCRETE PADS WILL LEAD TO THE UNIQUE SUNKEN FRONT ENTRY. OPEN PLAN FEATURES CENTRAL ISLAND WITH WATERFALL COUNTER TOP AND SEATING, FIREPLACE IN LIVING AREA, STUNNING FLOOR TO CEILING WINDOWS, DINING WITH DOORS TO COVERED DECK - WHERE YOU COULD ADD SCREENING & OUTDOOR KITCHEN - BUTLER PANTRY WITH SINK AND CABINETRY, AND A GORGEOUS WINE ROOM THAT CAN BE SEEN THROUGH THE STAIRWAY. DEN/OFFICE ON THE MAIN FLOOR AS WELL AS 1/2 BATH. THE HEATED 3 CAR GARAGE HAS SHELVING FOR SHOES AND ENTERS TO A MUD ROOM WITH BENCH AND HOOKS AND A WALK IN CLOSET. UPSTAIRS YOU WILL FIND A LOFT/LIVING AREA, TWO KIDS ROOMS AND FULL BATHROOM, LAUNDRY ROOM WITH SINK, AND THE MASTER SUITE WITH INDIVIDUAL HIS AND HERS WALK IN CLOSETS AND A SPA LIKE BATH WITH FREE STANDING TUB, DOUBLE SINKS AND VANITY AREA, CUSTOM TILE SHOWER WITH BENCH, AND SEPARATE WATER CLOSET. THIS LARGE 0.58 ACRE LOT HAS TREES BEHIND AND IS NESTLED AMONG DREAM HOMES, JUST STEPS FROM A PARK & PLAYGROUND AND NEAR BEAR CREEK VALLEY & TRAILS.