



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**5710 Taylor Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2188251**



**\$1,590,000**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,913 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Heated Garage, Quad or More Att		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Mar		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	Public
<b>Floors:</b>	Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Stone	<b>Zoning:</b>	RE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Pantry, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Drink fridge in pantry, 32" TV in kitchen cabinet, 50" TV & TV lift hidden in living room ceiling, Custom window seat cushions, Art in laundry room, main bathroom & ensuite

Inspired by the old-world charm of Tuscany, this modified bungalow home is one of a kind. This home sits on a quiet one-acre lot and is located in the peaceful neighborhood of Taylor Estates only minutes from Grande Prairie. Country living with all the benefits of living in the city. Mature trees and a fully landscaped yard offer a park-like setting. A private walking trail, playground, garden, firepit, covered patio, and lots of outdoor seating make this yard great for entertaining. Distressed wood and chiselled stone are used throughout the exterior as well as the interior of the home, bringing the outside in. The home is very light and bright with many windows to enjoy the beautiful outdoor views. High-efficiency building materials like spray foam insulation and in-floor heating make for maximum comfort. With over 3900 sq/ft of livable space, wheelchair-friendly access, 4 bedrooms, 2 1/2 baths, built-in speakers throughout, a heated 6-car garage and so much more. Intricate details and authentic materials encapsulate a timeless European feel in this cozy family home. **BRAND NEW CENTRAL A/C INSTALLED IN AUGUST 2024!**