

# \$3,299,000 - 61033 704a Township, Rural Grande Prairie No. 1, County of

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MLS® #A2121695

**\$3,299,000**

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	\$3,299,000
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	Bar, Breakfast Bar, Beamed Ceilings, Ceiling Fan(s), Chandelier, Crown Molding, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Wood Windows, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Recessed Lighting, Soaking Tub, Storage, Wet Bar, Wired for Sound, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Convection Oven, Dishwasher, Double Oven, Dryer, Electric Water Heater, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Warming Drawer, Water Distiller, Window Coverings, Wine Refrigerator
Heating	Central, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

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

## Additional Information

Date Listed	April 10th, 2024
Days on Market	360
Zoning	CR-2

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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