

**8218 Willow Wood Court**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2158493**



**\$2,999,999**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,876 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	RV Garage, Triple Garage Attached		
<b>Lot Size:</b>	2.57 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Street Lighting, Private, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	8-71-5-W6
<b>Exterior:</b>	Other, Stone	<b>Zoning:</b>	RES
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Steam Room, Vaulted Ceiling(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	See Inclusions List		

Unbelievable Value! Mountain Modern custom built Timber Frame home nestled on two treed lots Taylor Estates. Gorgeous curb appeal with timbers, stucco, architectural cedar, circular paved driveway, modern landscaping, custom cedar/concrete fire table entrance feature. Heated tile in front of garage, shop, walkway & steps to front entrance. Oversized pivot door opens to breathtaking vaulted timber ceilings through the entry, great room, kitchen & dining. Custom open flame fireplace and wine feature wall with ladder in the great room. Modern stairway features 'floating' wood steps & architectural cable/wood railing. Impressive modern kitchen boasts electronic cabinets, 2 large islands with white quartz waterfall counters - one with a stunning live edge wood bar feature. Wolf & Sub-Zero appliances including 60" gas range with double ovens, coffee centre, fridge & freezer drawers in second island. Spacious butler pantry has integrated Sub-Zero fridge/freezer, counter space & cabinets with pull out drawers. Massive dining area has built in buffet cabinet. Floor to ceiling windows across the back of the home offer views of the private back yard. There is a 3 season screened patio off the great room with overhead heaters, wood fireplace, Wolf BBQ, Sub-Zero bar fridge - perfectly designed for entertaining, lounging. In the primary wing you will find a den with live edge desk hung from the ceiling with airline cable, fitted with black lacquered cabinetry & shelving, and kept private by a solid wood barn door. The closet of your dreams has back lit cabinetry, glass display shelves, Swarovski Crystal light over a glass top display island, multiple full length mirrors. Across the hall another Swarovski Crystal ring chandelier hangs from the vaulted timber ceiling over the king size bed. At the foot of the bed, a raised fireplace & tv surrounded in metallic glass tile. The ensuite is like your

own heavenly spa...shimmering mosaic tile walls, soft airy globe lights, separate vanities with blue faucets & stone sinks, a dual entry steam shower, freestanding tub, and separate toilet room. The second wing has a bedroom with its own designer en-suite and walk in closet. Laundry room is equipped with 3D wave cabinetry, laundry sink, built in ironing board, and counter space. The entrance from garage boasts more cabinetry & drawers, a built in bench/window seat with Bocci pendant lights. 3 car attached garage with epoxy floor has tons of storage. Basement features blade wall accent lights, vinyl plank and carpet floors, Bocci pendant lights over the sit up bar that features a sink, dishwasher, microwave drawer, fridge & freezer drawers. Large open rec room & vintage style theatre room with velvet curtains, staged seating, screen & projector. 4 bedrooms (1 with walk in closet & en-suite), 2 more full baths. Separate 3 bay RV garage with checker plate trim, custom Hayley cabinetry, concrete epoxy floor, 1/2 bath and bar area. Impressive design & detail, absolutely incredible value!!