

\$1,650,000 - 7955 Willow Grove Way, Rural Grande Prairie No. 1, County of

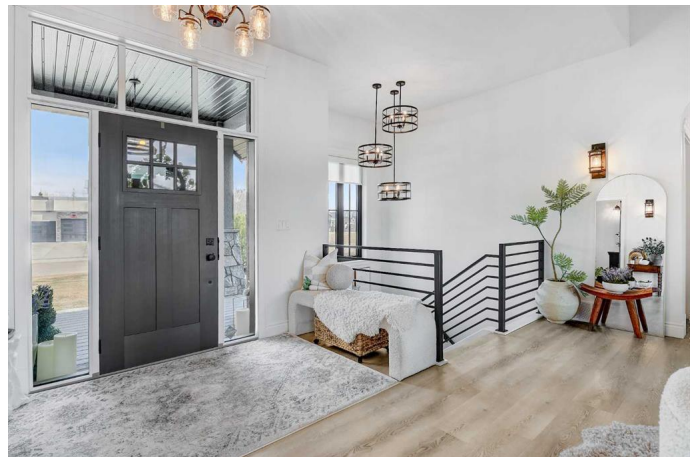
MLS® #A2210718

\$1,650,000

6 Bedroom, 5.00 Bathroom, 2,281 sqft
Residential on 0.53 Acres

Taylor Estates, Rural Grande Prairie No. 1,
County of, Alberta

Nestled in Grande Prairie's premier Rural Estate subdivision - Taylor Estates, this charming craftsman bungalow boasts exceptional curb appeal and magazine worthy interior. Admire the beautiful black grill windows, vertical board & batten composite siding, metal roof accents, and generous stonework. A spacious covered front entry offers protection from the elements. Inside, the foyer flows into the great room, revealing views of the covered rear deck and professionally landscaped, fenced backyard. French doors off the foyer lead to a large front office/den. The open great room, kitchen, and dining area features a striking floor to ceiling stone fireplace, and timber beams. Enjoy soaring tray ceilings and beautiful lighting throughout. The impressive white kitchen with wood accents includes a central island with a 'china cabinet' end and craftsman cabinetry. It also offers a 36" six-burner gas range with a pot filler, a fire clay apron front sink, and a large butler's pantry with a sink and coffee station. A unique pass-through door provides direct grocery access from the attached 3-car heated garage, which features epoxy flooring, three floor drains, built-in cubbies, and extra storage. The main floor primary suite also overlooks the backyard and showcases timber beam ceilings. The ensuite includes a claw foot soaker tub, double vanities, a custom tile



shower, and a large walk-in closet with built-ins and a window seat. The main floor also offers a powder room, impressive laundry room with a sink, loads of cabinets and folding counters, and two large bedrooms sharing a Jack & Jill 5pc bathroom both with walk-in closets. The fully developed basement provides a huge rec & family room with a wet bar (including a dishwasher, beverage fridge, and wine fridge). French doors open to a separate hobby room. You'll also find an exercise room/gym, two bedrooms sharing a 4pc bathroom, and a 6th bedroom guest suite with a private 5pc ensuite and double closets. Outside, the professionally landscaped yard features irrigation, concrete curbing, stamped concrete walkways and firepit area, mature trees, shrubs, and tranquil water ponds with flowing water and deep enough to swim in. The property also includes A/C, programmable Christmas lights, full RV parking with a 30amp plug and sewer dump. Completing this turnkey property is the matching 30x32 heated shop with cement board siding, interior tin 12 ft walls, epoxy floor, a 16x10ft overhead door, and 220 power. This superb property is a true 10/10, inside and out. The fantastic floor plan offers both exceptional functionality and enduring desirability for any discerning buyer, at any stage of life.

Built in 2021

Essential Information

MLS® #	A2210718
Price	\$1,650,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,281
Acres	0.53

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	7955 Willow Grove Way
Subdivision	Taylor Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 0L9

Amenities

Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Wet Bar
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers
Roof	Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
-------------	------------------

Days on Market	3
Zoning	RE

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.