

**7947 Creekside Drive  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2095043**



**\$1,499,900**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,392 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.81 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to Taylor .52 by Homedge. This stunning 2392 sq ft bungalow sits on a .81 acre lot backing South towards Bear Creek Valley. Hardie board, stone and timber elements compliment the exterior of the home. Stepping inside from the covered front entry way, you are immediately entranced by views of the trees from the 13' great room ceiling and windows to the floor across the back of the home. An oversized gas fireplace is in the perfect spot for cozying up and taking in the scenery. The contemporary and warm colour palette through the interior of the home includes beautiful wall panelling detail, hardwood and tile floors, quartz counters, architectural lighting - and black triple pane windows offer striking contrast. The well appointed kitchen includes integrated french door fridge and bottom freezer, integrated Bosch dishwasher, 36" dual fuel range with integrated range hood above, and built in microwave. A convenient butler pantry off the kitchen has a bar sink - perfect for a coffee station, and the attached walk through pantry has access from the garage entry - perfect for unloading groceries on your way in! There is a powder room tucked away just off the living area. The bedroom wing offers 2 large bedrooms (or a guest room and office) with a double sink jack and jill bath in between, plus a separate laundry room. The primary suite - boasting windows with views of the trees, has an ensuite of your dreams with a free standing soaker tub, a custom tile & glass shower, a private water closet, separate vanities, and of course, a generous walk in closet. The finished & heated 3 car garage has hot/cold taps. There is plenty of room for RV parking and a rear detached garage. Currently under construction and trades on site- viewings must be scheduled. Colour selections/samples and specifications can be provided.