

**7938 Willow Grove Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2271236**

**\$1,680,000**



|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Taylor Estates   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | Bungalow   |               |                  |
| <b>Size:</b>     | 2,288 sq.ft.   | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Parking Pad, Quad or More Attached, RV Access/Parking                  |               |                  |
| <b>Lot Size:</b> | 0.55 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Landscaped, See Remarks, Underground |               |                  |

|                    |  |                   |           |
|--------------------|--|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | Public    |
| <b>Floors:</b>     | Ceramic Tile, Vinyl  | <b>Sewer:</b>     | Sewer     |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | 8-71-5-W6 |
| <b>Exterior:</b>   | Concrete, Stone, Wood Frame                                | <b>Zoning:</b>    | RE        |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |                   |           |
| <b>Inclusions:</b> | See Remarks  |                   |           |

Discover luxury living in this brand-new executive bungalow located in prestigious Taylor Estates. Offering an exceptional combination of high-end finishes and thoughtful design, this fully finished home features 5 bedrooms – with 3 on the main floor and 2 additional bedrooms downstairs, plus a flex room that can serve as a 6th bedroom, home gym, office, or hobby space. The main level impresses with a warm gas fireplace, an expansive oversized island, and a full suite of stainless steel appliances including a gas stove. You'll love the beautiful main-floor laundry room, thoughtfully designed for convenience and style, along with additional laundry hookups in the basement for flexibility. The home also comes equipped with central A/C for year-round comfort. Retreat to the luxurious primary suite featuring dual sinks, a large soaker tub, and an impressive curbless walk-in double shower, complete with heated floors. The fully developed basement offers ample space for family or guests, featuring 2 bedrooms, a large 4-piece bathroom, and a massive storage closet. Outside, the yard is landscaped, seeded, and equipped with full irrigation, making outdoor care effortless. A large concrete driveway provides plenty of parking, including an RV pad with sani-dump for added convenience. Car enthusiasts will appreciate the attached 42x38 heated 4-car garage, offering exceptional space for vehicles, toys, and storage. This exceptional property blends elegance, comfort, and practicality; perfect for those seeking an elevated lifestyle in one of the area's most desirable communities. This Home comes with a piece of mind, offering 10 Year New Home Warranty!