



GRASSROOTS
REALTY GROUP

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524 Summer Crescent
Rural Ponoka County, Alberta

MLS # A2215205



\$849,900

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,394 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-42-1-W5
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Furniture and BBQ, snowblower & generator are negotiable		

Visit REALTOR® website for additional information. This exquisite 2 story home with a double attached garage in Meridian Beach rests on a beautifully landscaped lot that backs onto a reserve with stunning views & includes a BOAT SLIP. You're ready to jump right into lake life. The main floor includes an executive office & a gorgeous chef's kitchen with gas range, butler's sink, pass through pantry, & a beautiful wall of windows across from a stone facing fireplace. The 2nd floor family room boasts floor-to-ceiling windows, a second gas fireplace, & access to a large upper deck with more lake views. There are 3 generously sized beds, including a master suite with a walk-in closet & a deluxe 5-pc ensuite. The lower level offers a rec room, a 4th bedroom, a 4-pc bath plus plenty of storage. A perfect blend of luxury, comfort, and convenience — the upper level captures beautiful year-round views, including seasonal views of Gull Lake.