



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**524 Summer Crescent  
Rural Ponoka County, Alberta**

**MLS # A2215205**

**\$849,900**



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

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-42-1-W5
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.