



GRASSROOTS
REALTY GROUP

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156 Bruhn Boulevard
Rural Ponoka County, Alberta

MLS # A2217888



\$676,000

Division:	Westlake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,605 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	1.55 Acres		
Lot Feat:	Back Yard, Corner Lot, Gentle Sloping, Lake, Private, See Remarks, Views		

Heating:	In Floor	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

Inclusions: NA

If peace and privacy are what you are after, this beautiful property could be the one! Perched on a private lot with spectacular lake views from every angle. This ranch style home features a functional floor plan for the whole family. Beautiful blue hardy board siding accented by crisp white trim set the tone for this handsome home. The wrap around wood deck provides gorgeous views of Gull Lake. Once inside you will appreciate the airy openness of vaulted ceilings and ample windows. Luxury plank flooring leads you throughout the home with in floor heating offering added comfort. The modern kitchen features custom shaker style cabinets, stainless steel appliances including a gas range, and a convenient corner pantry. Dine inside or step thru the sliding glass doors to soak in the sunshine and serene setting. After a long day, escape to the spacious primary bedroom, boasting a wonderful walk-in closet. A beautiful barn door leads to the spa-like ensuite with it's gorgeous glass and tiled shower. THREE additional bedrooms and a 5-piece bathroom provide accommodations for a growing family or plenty of company. The laundry/mud room is complimented with beautiful build-in cabinetry, allowing for folding and storage. The double attached garage features in floor heating. Central Air will keep this home comfortable during those warm summer months. Additional upgrades include a water softener and a Heat & Energy Recovery system providing a healthier air flow for the home. With everything on one floor and at your fingertips, this floor plan flows with functionality. Beautifully landscaped and Centrally located, near Rimbey, Bentley and Lacombe, and just minutes from the shores of Gull Lake! Bring the pets, bring the kids, this beautiful home is bursting with space, quality and style. Schedule your showing today!

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