



**GRASSROOTS**  
REALTY GROUP

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12, Creek Road  
Rural Ponoka County, Alberta

MLS # A2219419



**\$909,000**

Division:	Rural Ponoka County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,347 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	1.97 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Window coverings and all appliances

Welcome to this stunning custom-built home by Broder Homes, completed in 2021 and still covered under new home warranty. Located in the prestigious area of Wolf Creek Estates . Thoughtfully designed and immaculately maintained, this property offers a rare blend of luxury, energy efficiency, and connection to nature. Set beside a protected environmental reserve with a peaceful creek, the home boasts incredible views and privacy. Inside, you'll find soaring ceilings and floor-to-ceiling triple-pane windows with electric openings that flood the space with natural light. The open-concept kitchen and living area are perfect for entertaining or simply enjoying the view. The home is built for year-round comfort with R-50 ceiling insulation and R-30 wall insulation. The main level features a spacious primary bedroom complete with a walk-in closet and ensuite bathroom, as well as a second bedroom upstairs. The bright, high-ceiling basement is ready for your finishing touch, roughed-in for two more bedrooms and a bathroom—it doesn't feel like a basement at all. Outside, the property is professionally landscaped with a low-maintenance design and an underground irrigation system. The attached triple-car garage is spotless and offers ample space for vehicles and storage. This is a truly special home that combines craftsmanship, comfort, and natural beauty.