

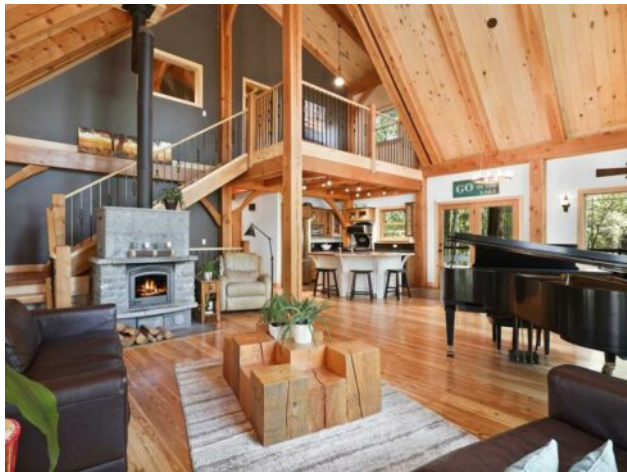


GRASSROOTS
REALTY GROUP

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276 Canal Street
Rural Ponoka County, Alberta

MLS # A2221063



\$1,595,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,843 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot, Waterfront, Wooded		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-42-1-W5
Exterior:	Cedar, Wood Siding	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Refrigerator, Gas Stove, Dishwasher, Washer, Dryer, Garage Refrigerator & Freezer, Garage Door Opener(s), Window Coverings, Furniture

Welcome to 276 Canal Street, a stunning lakeside property with private dock accessing the canal on Gull Lake. This beautiful timber frame home, constructed with Douglas fir from Golden, BC, is designed with meticulous attention to detail and offers a luxurious living experience. Enjoy the breathtaking views of your children playing from the spacious living room, which features 30-foot vaulted ceilings, floor to ceiling windows, patio doors, and a cozy soapstone wood fireplace that retains heat for up to 48 hours. This 1,842 square foot home boasts an expansive 1,300 square foot wrap-around deck, surrounded by trees and fully landscaped for ultimate privacy. The exterior is finished with asphalt and fiberglass shingles that come with a 100-year warranty. The heated double car garage adds to the convenience and comfort of this exceptional property. Inside, the kitchen is a chef's dream, featuring wood cabinetry, ample storage, and an Elmira gas stove styled as an 1860 replica. The copper countertop on the island is both antimicrobial and easy to clean, complemented by granite countertops and a pantry. The in-floor heating ensures warmth and comfort throughout. The primary bedroom is located in the loft, complete with an ensuite bathroom featuring a jacuzzi tub, shower, double vanity, and a walk-in closet. The loft also includes a cozy living area. The basement offers two additional bedrooms, a four-piece bathroom, new flooring, a laundry room, and a large games area, providing plenty of space for family and guests. Above the garage you'll find two bedrooms with one plumbed for a wet bar, and one bathroom. The home is equipped with triple-pane windows and refinished hardwood floors, with in-floor heating on the tiled surfaces for added luxury. Enjoy community amenities including private beaches, playgrounds, tennis courts, and ice skating in the winter.

The property also features a private dock and access to walking paths and a community hall, making it a perfect retreat for all seasons. Experience the epitome of lakeside living at 276 Canal Street.