



GRASSROOTS
REALTY GROUP

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445075 Range Road 10
Rural Ponoka County, Alberta

MLS # A2223085



\$965,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Triple Garage Detached		
Lot Size:	95.40 Acres		
Lot Feat:	Gentle Sloping, Landscaped, Treed		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Ponoka
Basement:	Finished, Full, Walk-Out To Grade	LLD:	33-44-28-W4
Exterior:	-	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, No Animal Home, Separate Entrance, Soaking Tub, Tankless Hot Water, Wood Windows		

Major Use: See Remarks

Are you looking for some peace and quiet? This Spruce log home was constructed on site 2012/2013 on 95 acres and is tucked away in the trees just a short drive off HWY 611. Completely secluded and surrounded by your own private forest. This home has a large master bedroom with a 3 piece en-suite, his/her closets and garden doors to the covered front porch. The living room kitchen area boasts a beautiful stone fireplace with mantle and vaulted ceiling area nicely finished with pine V board. The kitchen has Oak cabinets, a stove top and an oven built into the cabinets. A 2 piece bathroom and laundry room finish the main floor. All the windows are double painted wood frame finished with metal exterior cladding. In the basement there are 2 more bedrooms, a 4 piece bathroom and a Rec room with walk out access to the yard. The basement is roughed in for in floor heat and has an on demand hot water system. Off the utility room there is a wood room with large metal dump chute. The home has a gas furnace system as well as a wood furnace both on separate thermostats that can help save on gas costs. The foundation was built with ICF blocks (Insulated concrete forms). Outside there is plenty of storage and shop space on the property. There is a 12 ft x 20 ft shed a 30 ft x 40 ft Quonset wired with welding plug and a 26 ft x 36 ft triple detached garage. In floor heat has been roughed in for heat in the garage with gas line in place. 2 separate water hydrants were run from the home one to the garden area and one to a future barn/stable area. These water lines were dug down 8 feet and placed in on crushed rock for drainage and to prevent freeze ups. The septic system is a tank with open discharge ran roughly 60 feet down the hill off the back of the property. Outside plug is wired off 2 separate breakers one for septic pump and one for future alarm. The well can be seen between

the home and triple garage drilled in 2006 the water is excellent. A short walk north west of the home you can find 2 cabins and another pump house with separate well. These cabins were built in the 70s and are still in pretty good shape but could use some maintenance. This section of land has not been subdivided before and there are options for future developments through the county. Click on the 3D icon for a drone video.