



GRASSROOTS
REALTY GROUP

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15, 420054 Range Road 283
Rural Ponoka County, Alberta

MLS # A2227455



\$980,000

Division:	Meadowbrook Views		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,643 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Aggregate, Triple Garage Attached		
Lot Size:	4.32 Acres		
Lot Feat:	Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, Rect		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	4-42-28-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Bidet, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Sump Pump(s)		
Inclusions:	Shed, Hot tub		

Welcome home to this truly executive style bungalow with walkout basement on 4.32 acres in Meadowbrook View estates WITH ROOM AND OPPORTUNITY to bring the Horses! This modern bungalow takes quality construction and finishing to the NEXT LEVEL! Poured concrete foundation with 2" Styrofoam insulation on the exterior provides 8" thick walls for additional R-Value. The cement board siding and finishing throughout is at the highest level, including granite windowsills, sleek and modern finishing, and HUGE...YES – HUGE rooms!! These bedrooms are larger than most primary suites!! Made for a family...there is tons of space both inside and out. The home was meticulously designed with an alternate entrance into the basement from the garage that puts you right into an oversized mudroom/laundry area – Absolutely PERFECT for those sports families and all their gear!! The walkout basement has huge windows and opens out onto a beautiful patio with Hot tub for you to enjoy. Upstairs, inside the grand double door entry (that opens for an unobstructed entrance) you will find an open living room with floor to ceiling stone gas fireplace, a modern kitchen with induction cooktop, wall oven and tons of sleek cabinetry. The large dining space opens onto a GORGEOUS rear deck that is covered in dura-deck materials creating a comfortable and worry free space for years. Just like inside the home – the outside deck is HUGE with TONS of space to gather family and friends. There is a new concrete firepit area, TONS of trees and the absolute PERFECT location for your future barn or shop build (OR BOTH!!) south of the home, where there is separate power and gas available at the road. There is a TRIPLE ATTACHED garage set up for you to enclose a single bay for a workshop or storage of your Hot Rod, fully

insulated, drywall and heated. This home is truly one of a kind as it was custom designed and constructed and is sure to impress!! Added bonus is pavement to your door, paved driveway and only minutes to Gull Lake! YES!!! You can fence off the wonderful open landscape area and bring in a couple of horses to keep the grass down and enjoy the country lifestyle. Ponoka standard CR bylaws apply - no additional restrictions.