



GRASSROOTS
REALTY GROUP

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305 Wolf Run Drive
Rural Ponoka County, Alberta

MLS # A2228980



\$859,900

Division:	Wolf Creek Village		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,743 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Triple Garage Attached		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle S		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-42-26-W4
Exterior:	Concrete, Other, Stucco, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Visit REALTOR® website for additional information. Welcome to refined elegance in this executive walkout bungalow with attached triple car garage, custom built by McGonigal Signature Homes, backing onto the 12th green of Wolf Creek Golf Course, offering luxury & panoramic golf views in the highly sought after Wolf Creek Village. The bright, open layout features 10' ceilings, large windows to take in the stunning views, & a gas fireplace. The chef's kitchen includes maple cabinetry, quartz counters, a large island with breakfast bar and a butler's pantry. Enjoy 2 spacious bedrooms, & 2 bathrooms, including a dreamy primary suite with trayed ceiling, a massive walk-in closet, spa-like ensuite with a dual vanity, freestanding tub, large tile shower & private deck access. Also: large mudroom, main floor laundry, triple garage, & unfinished walkout basement with in-floor heat roughed in.