



**GRASSROOTS**  
REALTY GROUP

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**305 Wolf Run Drive**  
**Rural Ponoka County, Alberta**

**MLS # A2228980**



**\$899,900**

<b>Division:</b>	Wolf Creek Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Triple Garage Attached		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle S		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-42-26-W4
<b>Exterior:</b>	Concrete, Other, Stucco, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.