



**GRASSROOTS**  
REALTY GROUP

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422010 Range Road 260  
Rural Ponoka County, Alberta

MLS # A2230490



**\$1,499,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,681 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	9.46 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	13-42-26-W4
Exterior:	Wood Frame	Zoning:	Country Residential / Agr
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, reverse osmosis to kitchen and fridge, all blinds and window coverings, garage door opener and 3 controls, central vac and attachments, water conditioning equipment, 3 overhead shop openers and 3 controls, metal bench with power in shop, power entry gate with app and remotes, pole shed, storage shed beside shop with tack room, firepit, wood shed with wood, wood splitter, security equipment, raised garden boxes, garden shed with wood stove

Escape to your private oasis between Ponoka and Lacombe! This stunning 9.46-acre estate offers the perfect blend of rural serenity and modern convenience, with paved access right to your doorstep. Nestled in a beautifully landscaped, private yard with an automatic gated entrance, this property offers both security and exclusivity. The custom-built home features 1,681 sq ft on the main floor, plus a partially finished walk-out basement with in-floor heat. Constructed with premium Logix insulated concrete forms, it delivers exceptional energy efficiency and durability. Inside, you'll find 4 bedrooms, 4 bathrooms, a cozy fireplace in the living room, and a spacious triple garage—perfect for families or entertaining. The gourmet kitchen is a chef's dream with top-tier appliances and granite countertops, while two covered decks—one with glass railing and Duradek flooring—extend your living space outdoors year-round. The front deck is set in concrete with a ramp for easy access. Enjoy peaceful evenings by the tranquil pond, complete with a charming bridge and four posts equipped with hooks for stringing lights in winter or summer. Power and water have been thoughtfully run underground to various points on the property: to the pond (for filling, flooding, or lighting), to a center mound and tree in the yard, to the automatic gate (which includes a 50-amp RV hookup and watering access), and to garden boxes serviced by a nearby hydrant. There's also underground conduit from the front of the house to handle drainage from downspouts, and conduit in place for potential future power to the rear property line. For the hobbyist, entrepreneur, or equestrian enthusiast, two expansive shops offer limitless potential—whether for business, projects, storage, or a future horse setup. You'll also appreciate the well-planned

outbuildings: a woodshed with lights and power (plus a wood splitter full of split spruce), a garden shed with power and a wood-burning stove (currently disconnected), and a dog house with heat and power, safely enclosed by a 5-foot chain-link fence. The basement stairs were originally designed to be replaced with an elevator, and there is an unfinished zone factored in for additional in-floor heating on the main level—allowing the next owner to finish the home to suit their lifestyle. Located just a short drive from Ponoka’s amenities and with easy access to Highway 2A, this one-of-a-kind property offers countryside charm with urban convenience. Pride of ownership shines through this rare opportunity to own a pristine, move-in-ready estate tailored for exceptional living!