



GRASSROOTS
REALTY GROUP

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522 Dunes Ridge Drive
Rural Ponoka County, Alberta

MLS # A2230675



\$888,000

Division:	Wolf Creek Village		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,038 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, F		

Heating:	In Floor, Forced Air	Water:	Other
Floors:	Hardwood, Marble	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	2-42-26-W4
Exterior:	Stucco, Wood Frame	Zoning:	6
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Ceiling Fans, Garage Door Openers & 2 Controls, Two TV Wall Mounts, TV in Living Room, Greenhouse, Garden Shed.

Wow! This one is fully packed with all the bells and whistles! This is a Havana Homes built walk-out bungalow with triple attached garage in Wolf Creek Village, home of the Wolf Creek Golf Resort and two world class 18 hole golf courses. This home has a very functional layout with an open plan main floor living area. You'll love the bling of the marble tile, hardwood floors, granite countertops and custom woodwork. The living room has a feature wall with fireplace, floating shelves, and built in cabinetry. You'll love sitting in the three season sun room. The main floor has a spacious owner suite with coffered ceilings, walk-in closet, and full ensuite bathroom. The main floor laundry is conveniently located by the master bedroom. The main floor office/bedroom overlooks the front driveway. The walk-out basement is bright and spacious, with a large family room w/ wet bar, games area, media room, two bedrooms, and another full bathroom. There's in floor heat for comfort, as well as triple pane windows, central vacuum, and more. The triple car garage has an attached mudroom/workshop/breezeway that could be used for a multitude of functions. The large driveway is fully paved and easy to access. There's a lovely pond feature that runs down the side of the house to the back yard. The yard is beautifully landscaped with many different variety of perennials, trees, and shrubs. The bbq is fueled by natural gas. There's ample deck space and patio space for backyard entertaining.