



GRASSROOTS
REALTY GROUP

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#7 420064 Range Road 262
Rural Ponoka County, Alberta

MLS # A2235793

\$924,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,448 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	1.77 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-42-26-W4
Exterior:	Wood Frame	Zoning:	124 Rec/Res
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: All blinds, central vac and attachments including garage kit, 3 garage door opener and 3 controls, firepit, gazebo and screen kit, greenhouse, water softener, projector with 12' screens

Discover your own private sanctuary just steps from Wolf Creek Golf Course! Tucked among mature trees and backing onto the serene beauty of Wolf Creek, this exquisite 4-bedroom, 3-bath bungalow blends refined living with peaceful, natural surroundings. Whether you're relaxing on the covered back deck with waterproof flooring and topless glass railings or enjoying evenings around the creekside firepit under the stars, outdoor living is front and center here. Winding trails lead through the beautifully landscaped yard, complete with vibrant gardens, raspberry and Saskatoon bushes, a charming gazebo with screen kit, and a cedar greenhouse for the garden enthusiast. The spacious concrete patio is the perfect spot for your hot tub, and the fully skirted deck offers dry storage underneath. Inside, the home is equally impressive. A cozy wood-burning fireplace anchors the living area, while the showstopping kitchen features custom cabinetry with pull-out drawers, a custom granite undermount sink, quartz countertops with a waterfall island, white oak towers with glass doors, built-in premium appliances, and a walk-in pantry. Luxury vinyl plank flooring, stylish paneled walls, and black powder-coated steel railings complete the upscale design. Enjoy soaring 9-foot ceilings throughout, with the entry, kitchen, and dining areas reaching up to 10'6", creating a grand yet welcoming feel. The main floor offers a tranquil primary suite filled with natural light, plush carpet, and a spa-inspired ensuite featuring dual vanities. The fully finished basement continues to impress with 9' ceilings, three large bedrooms, a spa-like full bathroom, and a family room equipped with a projector and 120" screen—ideal for movie nights at home. One of the bedrooms is currently used as a home gym, offering flexibility to suit your

lifestyle. Comfort and efficiency come together with features like Lennox A/C, radiant in-floor heat in the basement, and triple-pane low-e windows throughout. The attached triple heated garage is a dream setup with under-slab heat, a sink, 240V EV plug, and even a pet door to a fenced dog run. Located just minutes off Highway 2, this peaceful retreat offers the best of both worlds—privacy and luxury with incredible access. It's only 10 minutes to either Lacombe or Ponoka, 30 minutes to Red Deer, and 45 minutes to the Edmonton International Airport. Bonus: balance of new home warranty included!