



GRASSROOTS
REALTY GROUP

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420064 Range Road 260
Rural Ponoka County, Alberta

MLS # A2237806



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,319 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	37.46 Acres		
Lot Feat:	Few Trees, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Open Discharge
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-42-26-W4
Exterior:	Brick	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Sauna, Walk-In Closet(s)		

Inclusions: All blinds and window coverings, garage door opener and 2 controls, central vac (as is), shed, pool table, hot tub

Here is a one-of-a-kind country retreat between Ponoka and Lacombe! Nestled on 37+ acres, this unique and beautifully maintained property offers the ultimate blend of rural charm and entertaining potential. A fully paved driveway through an electric gate leads you to the heart of the property, where a sprawling 2319 sq. ft. home with walk out basement, is perfectly situated with some perimeter fencing and incredible outdoor spaces. Inside, the home boasts 5 bedrooms and 4 baths, providing ample space for family and guests. The main floor is designed with entertaining in mind, featuring a spacious games room with a full wet bar and pool table with plenty of room to gather and unwind. There is also a convenient laundry room. The cozy and rustic living room with a cathedral ceiling with open beams showcases rich hardwood floors and a classic wood-burning fireplace with log lighter. There are even power blinds in this room! The bright open kitchen offers plenty of counter space, and cabinetry for the chef of the family as well as a new fridge (2025). Downstairs, you'll find a private primary suite that feels like a true retreat, complete with another fireplace, luxurious ensuite with jetted tub, custom steam shower, and a large walk-in closet. There's also a generous storage area to complete the lower level. The home includes an oversized double attached garage plus an additional detached double garage, offering plenty of room for vehicles, toys, or workshop space. Whether you're hosting a summer BBQ, relaxing in the hot tub, or enjoying a quiet evening under the stars, the two-tiered newer deck with new aluminum railing is a welcome new addition, to relax and soak in the peaceful surroundings. There have been extensive upgrades over the years including the replacement of all of the windows, new paint, some new flooring, renovated main floor bathroom

and laundry room. This is more than a home; it's a lifestyle. Enjoy western elegance, privacy, and room to entertain! You will want to experience the magic of country living at its finest all just minutes from town.