



**GRASSROOTS**  
REALTY GROUP

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36, 431003 Range Road 260  
Rural Ponoka County, Alberta

MLS # A2242267



**\$839,900**

<b>Division:</b>	Country Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, G		
<b>Lot Size:</b>	1.08 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Vinyl Plank

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 7-43-25-W4

**Exterior:** Composite Siding, Wood Frame

**Zoning:** 3

**Foundation:** Poured Concrete

**Utilities:** Electricity Amortized, Natural Gas Connected

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER AND CONTROL

CUSTOM BUILT DREAM HOME IN LIKE NEW CONDITION ~ FULLY DEVELOPED 6 BEDROOM, 3 BATHROOM BUNGALOW ON 1.08 ACRES MINUTES TO PONOKA ~ OVERSIZED TRIPLE GARAGE PLUS RV PARKING ~ This like new home showcases eye catching curb appeal with its modern farmhouse exterior, durable composite siding, a charming south facing front veranda, and a thoughtfully landscaped yard ~ A large foyer welcomes you and leads to the open concept main living space featuring vinyl plank flooring, high ceilings, and large windows that fill the space with natural light ~ The living room is centred by a cozy gas fireplace with a mantle above ~ The stunning kitchen offers an abundance of white cabinetry accented with crown mouldings, glass doors with interior lighting, and oversized storage drawers; endless stone counter tops including a large island with an undermount sink, pendant lights above and an eating bar; a Butler's pantry with more cabinets and counter space; and upgraded appliances including a wall oven, cooktop and French door fridge, and beautiful range hood ~ Host large gatherings with ease in the spacious dining room with sliding patio doors that lead to the huge partially covered deck with duradek finish, aluminum railings and a BBQ gas line, perfect for indoor/outdoor living ~ The primary bedroom offers ample room for king size bedroom furniture with space for a sitting area, features a walk in closet with built in organizers and shelving, and a 5 piece ensuite complete with dual sinks, soaker tub with a tile surround, and additional built in storage ~ Two additional main floor bedrooms are both a generous size with ample closet space ~ Bright and spacious 4 piece bathroom has a soaker tub with a tile surround ~ The fully finished basement has vinyl plank flooring throughout, operational in floor heating and offers plenty of

additional living space ~ The family room has high ceilings, recessed lighting, and a cozy ready nook ~ 3 large bedrooms can comfortably fit king size beds, one bedroom offers a walk in closet, another offers dual closets for added storage ~ Den/flex space is currently being used for storage and could make a great home office ~ 4 piece bathroom has a soaker tub with a tile surround ~ Laundry is located in it's own generous size room with plenty of additional storage space ~ Utility room and additional storage complete the basement ~ Triple attached garage is insulated, finished with drywall, roughed in for heat, has two overhead doors, and space for a workshop ~ The backyard is landscaped with tons of grassy yard space, has rows of well established trees, and offers endless country views ~ School bus stop just steps from the driveway ~ Ideally situated just minutes west of Ponoka with quick access to the QEII, this property offers the peace of country living without sacrificing in town convenience ~ Pride of ownership is evident!