



GRASSROOTS
REALTY GROUP

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421077 Range Road 274
Rural Ponoka County, Alberta

MLS # A2242739



\$984,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,885 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Detached, Single Garage Detached		
Lot Size:	5.93 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-42-27-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, window coverings, centravac and attachments, reverse osmosis, air conditioner, microwave, water treatment system

Welcome to your personal slice of peace and quiet with open spaces that will have you fall in love with this property from the moment you see it. Just 19 minutes to Lacombe, Ponoka or Rimbey and 10 minutes to Meridian Beach, this custom built bungalow is located on 5.93 acres. The roof lines, layout, quality of materials and craftsmanship are second to none. Designed with your family in mind, it combines functionality and elegance with a touch of simplicity. With more than 3758 sq ft of living space including a spectacular sunroom complete with hot tub, a massive 40 x 100 heated shop, open concept main floor and a design you won't find anywhere else this home is everything you're looking for and more. The building materials include Canexcel board composite siding and Trex decking. Open your front door and escape from the real world while you bask in the sun on your west facing verandah. A practical foyer which is tastefully done for laundry leads into the kitchen featuring custom maple cabinets and inviting breakfast bar. The large living room with soaring ceilings is complimented by a wood stove to warm you on the chilly evenings. Off the living room is the large primary bedroom complete with a five piece ensuite and jacuzzi tub to relax and watch nature out the window plus a large walk in closet. The living room seamlessly flows into the dining room. Off the dining room are sliding doors to your composite deck and sunroom with 8 man 2018 Arctic spa hot tub where you'll sit and enjoy fresh air and sunshine with unmatched views. The kitchen features under-counter lighting, large island, walk in pantry and did we mention soft close drawers and cupboards. Enjoy sunsets or watch the kids from every room. Off the kitchen there are two spacious bedrooms one currently being used as an office and a 3 piece bath. There is a plug off the verandah for your RV

as well. The stairs lead down to a bonus room, large enough for a pool table and/or games and a gorgeous barn door which open to tons of storage and boasts infloor heat. Down the hall is the two tiered theatre room plus two more bedrooms and the furnace/utility room. Now to the outdoors-every guys dream shop 40 x 100 and insulated and heated! Imagine what you could do with that! A single car garage with radiant heating and a large shed with cement floor. Tons of room for gardens or if you'd like to build a fence bring the horses or chickens. Looking for classy country living? This is 'THE ONE'!