



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3 - 255049 Township Rd 432**  
**Rural Ponoka County, Alberta**

**MLS # A2244780**



**\$1,100,000**

<b>Division:</b>	Deere Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.98 Acres		
<b>Lot Feat:</b>	Landscaped, Private		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	7-43-25-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, microwave, dishwasher, washer, dryer, all blinds and window coverings, 3 garage door openers and 2 controls., central vac and attachments, central a/c unit, power entrance gate and 3 remotes, metal storage shed, garden shed, and wood shed, water conditioning equipment

This is an extraordinary 4-bedroom, 3-bath, spacious 1823 sq. ft. bungalow, nestled on nearly 3 acres, just minutes from town! This luxurious executive home showcases elegance, modern amenities, and the balance of a 10-year new home warranty, making it ideal for families or those who love to entertain. There is also ample space for a shop, barn, or horses, opening endless possibilities to make it your own! The home's stunning curb appeal features a high-end entrance with a paved driveway, an automatic entry gate, and three-rail wood perimeter fencing. Thoughtful landscaping includes auto-drip irrigation, a river rock fire pit, and an 8x10 garden shed for added functionality. The maintenance-free exterior showcases acrylic stucco, cultured rock accents, and triple-glazed vinyl windows for durability and energy efficiency. Inside, the open layout of the kitchen, living, and dining area impresses with vaulted ceilings and large east-facing windows that flood the space with natural light. The gourmet kitchen, a chef's dream, boasts custom cabinetry, a spacious island, quartz countertops, and premium stainless steel appliances, including a dual-fuel range. A cozy Napoleon fireplace adds warmth to the living room, while the master suite features a walk-in closet and a luxurious 4-piece ensuite featuring dual sinks, a soaker tub, and a walk-in shower. Engineered maple hardwood flooring and a tasteful neutral color palette create a timeless, inviting atmosphere throughout. There is luxury vinyl tile throughout the lower level. The fully finished walkout, maintains the main floor's high standard, offering a custom bar, a second fireplace, and in-floor heating for year-round comfort. Spacious east- and south-facing decks, complete with durable vinyl flooring, sleek metal railings, and pot lighting, provide the perfect setting for gatherings. The attached, fully finished,

heated three-car garage with 11-foot ceilings, includes a mudroom and utility sink for added convenience. Additional modern conveniences include a central vacuum system, a high-efficiency furnace, water conditioning equipment, air conditioning, and a premium lighting package. Packed with too many upgrades to list, this move-in-ready home surpasses the appeal of building new. With breathtaking sunrises and sunsets in a serene, private setting, this turn-key property combines rural tranquility with an ideal location. Located only 5 minutes from Ponoka, 20 minutes from Lacombe, 30 minutes to Red Deer, 45 minutes from the International Airport, and an hour from Edmonton, this property offers unmatched convenience.