



GRASSROOTS
REALTY GROUP

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#105 Range Road 221
Rural Ponoka County, Alberta

MLS # A2249418



\$695,000

Division:	Red Deer Lake		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,004 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.64 Acre		
Lot Feat:	Back Yard, Brush, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, M		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Tile	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Mixed	Zoning:	Lake Resort
Foundation:	ICF Block, Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: All blinds and window coverings, murphy bed, green house, tree top playhouse/storage, all patio furniture and 2 unbrellas, garage door opener and 2 controls, 2 push lawn mowers, fridge in shed, power power entrance gate, firepit, furnishings and tools negotiable, TV brackets

Welcome to your private lakefront retreat in beautiful Ponoka County. Nestled on a treed lot, this meticulously cared-for log-style home blends rustic charm with modern comforts, offering the perfect balance of relaxation and everyday living. Step inside to discover a bright and inviting living room with soaring ceilings and a striking stone fireplace that creates a warm and welcoming focal point. The spacious kitchen features rich dark wood cabinetry, a functional island, and plenty of counter and cupboard space, making it ideal for both family meals and entertaining. A dedicated laundry room with extra storage adds convenience to the main floor. A graceful spiral staircase leads upstairs, where you'll find three comfortable bedrooms and a well-appointed 3-piece bathroom. The primary suite boasts a generous walk-in closet, while the additional bedrooms provide ample space for family or guests. Outside, the natural beauty of this property shines. Lush trees, vibrant flowers, and thoughtful landscaping create a serene setting, while the back deck offers the perfect spot to unwind and take in the the beauty of your natural surroundings while you relax in the 8-person hot tub. An electric gated entrance enhances privacy, and the attached double garage adds both function and security. Please note that this property comes with the John Deere tractor + snow blower attachment, two lawnmowers, the living room furniture, the patio furniture and all the televisions and shaw/rogers satellite! With its rustic elegance, stunning surroundings, and tranquil lakeside setting, this property offers an extraordinary opportunity to own your very own lake getaway in Ponoka County.