



GRASSROOTS
REALTY GROUP

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21, 420068 Highway 771
Rural Ponoka County, Alberta

MLS # A2250342



\$895,000

Division:	Poulsen's Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,651 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Garage Faces Front, Gravel Driveway		
Lot Size:	6.67 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	4-42-1-W5
Exterior:	Cement Fiber Board	Zoning:	3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, CURTAINS, RODS, SHED, GARAGE DOOR OPENER/CONTROL, WATER SOFTENER, TV WALL MOUNT DOWNSTAIRS, ALARM EQUIPMENT		

FULLY DEVELOPED WALKOUT BUNGALOW ON 6.67 ACRES IN POULSEN'S ESTATES ~ VIEWS OF GULL LAKE ~ SET UP FOR HORSES ~ HEATED TRIPLE ATTACHED GARAGE ~ Hardie Board exterior and an expansive covered front veranda create eye catching curb appeal to this upgraded home ~ The welcoming foyer has tile floors, a large closet, and room for a bench and table ~ Open concept main floor layout is complemented by an abundance of windows that fill the space with natural light and offer beautiful views of the rolling hills and Gull Lake ~ The kitchen comes well equipped with an abundance of custom cabinetry, ample stone countertops including a massive island with an eating bar and second sink, full tile backsplash and a brick feature wall ~ Easily host large gatherings in the spacious dining room with garden door access to the partially covered wrap around deck with a BBQ gas line, composite deck boards, and aluminum railings ~ The living room features cathedral vaulted ceilings and a cozy fireplace with a raised hearth, mantle and floor to ceiling stacked stone surround ~ The primary bedroom oasis can easily accommodate a king size bed plus multiple pieces of furniture, has French doors to the deck, a generous size walk in closet with floor to ceiling organizers, and a spa like ensuite featuring an extra deep air tub with a view, walk in tile shower, and dual sinks ~ Second main floor bedroom located just off the front entry and has a large window overlooking the front veranda ~ Convenient main floor laundry room has an abundance of built in cabinets with plenty of counter space ~ 2 piece bathroom is located next to the mud room with built in cabinets, a coat closet and access to the attached garage ~ Lighted stairs lead to the fully finished walkout basement with high ceilings and operational in floor heat ~ Massive family room has

space for a sitting area, games area, home gym and more, with tons of floor to ceiling windows and garden door access to the partially covered lower patio, hot tub and backyard ~ 2 large bedrooms are perfect for teens or guests with plenty of space for a king size bed and furniture ~ 5 piece bathroom has an oversized vanity with dual sinks and extra storage cabinets, and a separate tub/shower and toilet ~ Large utility room, and flex room offer tons of storage space ~ 28/26' L x 42' W attached garage is insulated, heated, finished with OSB, has three overhead doors and two man doors ~ Other great features include; Water softener, central vacuum ~ Outside there is plenty of space with 6.67 acres of land, beautiful views plus a fully fenced pasture with a barn - perfect for horses ~ Minutes to Parkland Beach with public beach access, boat launch, golf course and more, easy access to Rimbey and Bentley.