



GRASSROOTS
REALTY GROUP

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

**705 Bridgeview Road
Rural Ponoka County, Alberta**

MLS # A2251813



\$949,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,883 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Boat, Concrete Driveway, Double Garage Attached, Garage		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Environmental Reserve, F		

Heating:	Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-42-1-W5
Exterior:	Concrete, Wood Frame	Zoning:	5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Stove, Hood fan, Microwave X2, Built-in Dishwasher, Bar Fridge X2, Central Vacuum w/ Attachments X2, Washer, Dryer, Water Cooler, Freezer, Window Coverings, Garage Door Opener & 1 Remote(s), Boat Dock #189 on canal, Garage Cabinets, Water Softener, AC, Fire Pit

This custom-built property holds a premium location in Meridian Beach, a lakefront community on Gull Lake, Alberta. The development offers several amenities including its unique canal feature that provides unparalleled boat access to the lake, two white sand beaches, playgrounds, beach volleyball, tennis/pickleball courts, & a community hall. Escape from the city, while being conveniently close to Calgary, Edmonton, & Red Deer. Offering a premium west-facing LAKEFRONT lot with unobstructed panoramic views! The 26x26' heated garage offers room to park full-sized vehicles & all the toys! Head inside to explore the 2,832 sq ft of living space; the main floor features soaring vaulted ceilings, a beautiful stone surround gas fireplace & a wide open floor plan—great for entertaining! Large west-facing windows absolutely showcase the sunsets over the lake. Enjoy the massive 41x16' private rear deck with glass railings, plumbed with natural gas, & a custom-built screened outdoor sunroom (complete with high-quality Weather Master vinyl windows, power, white-washed pine interior, & Douglas fir beams)—an absolute must-see! Pristine landscaping all around, privacy shades, exquisite boulder work, with thoughtful zeroscaping in those storage/trailer parking areas. Luxury vinyl plank flooring with beautiful finishings throughout this home. The master suite is located on the upper floor & is equipped with a large walk-in closet, 3pc ensuite, & comes with an unmatched view of the lake! Just around the corner is another large bedroom; don't miss the loft overlooking the open-to-below living space & more lake views through transom windows—a great place to have an evening read of your favourite book. The kitchen is an absolute delight, featuring a corner sink overlooking the backyard, custom cabinetry with open wood shelving,

center island, tile backsplash, & a full stainless appliance package, including wine fridge. The main floor includes a generous laundry room with additional coat storage, flex room, 2pc guest bathroom, offering great functionality when hosting family get-togethers. Downstairs you'll find a fully finished living space with kitchenette, 9' ceilings, 2 big bedrooms, 4pc bath, & a generous second living room. This house is very roomy & meticulously cared for. The Hardie Board exterior enhances visual appeal while ensuring durability. Enjoy summer afternoons at the beach, morning walks along the lake, or hosting barbecues on your massive rear deck. Additional features include: functional in-floor heating on the lower level, water softener, central vac, AC, fire pit, Roxul sound-dampening insulation, triple-pane windows with sun stop, private dock on canal, & a 1/3 acre lot size. Meridian Beach is Gull Lake's finest destination with a year-round community that offers many neighbourhood activities & amenities, a general store & restaurant—a great place to meet neighbors for a bite to eat. Ice fishing, tobogganing, skating, swimming, sunbathing, & the yearly Canal Days!