



GRASSROOTS
REALTY GROUP

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32022 HWY 611
Rural Ponoka County, Alberta

MLS # A2252073



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,585 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	78.50 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Land		

Heating: In Floor, Forced Air, Natural Gas

Water: Well

Floors: Vinyl

Sewer: Open Discharge, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 3-45-3-W5

Exterior: Stucco

Zoning: AG

Foundation: ICF Block

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Smart Home, Sump Pump(s), Walk-In Closet(s)

Inclusions: Kitchen Aid - 6 Burner Gas Stove w/Electric Oven, Hood Fan, Built-In Dishwasher, Refrigerator, L/G Washer & Dryer, Central Vac w/Dust Pan & Attachments, All Window Coverings incl. Black Out Blinds (south windows), Shuffleboard, Garage Door Opener & 1 Control, Greenhouse, 4 Ritchie Automatic Livestock Waterers (3 all season), 2 Cold Storage Sheds, 2400 Bushel Grainery, Attached Gates, Solar Panels

Are you dreaming of wide-open space, fresh country air, and a place where you can enjoy a life of quality and comfort? Currently set up for horses, this property offers countless options with excellent highway access! Located about 20 minutes NE of Rimbey, AB, this 78.5 acres boasts a beautiful 4 bed, 3 bath bungalow with oversized attached garage, 1,600 sq. ft. shop, corrals with cross-fenced high-producing pasture, a landscaped yard, greenhouse, pergola, and more. Every aspect of the Custom-Built Smart Home has been thoughtfully designed by people who understand life in the country. Details that make living easy include a walk-through butler's pantry leading to the kitchen, conveniently located just off the oversized garage. The open-concept floor plan features a large dining and living area, showcasing the chef's kitchen with its large island and 6-burner gas stove with electric oven. The primary suite includes an ensuite with access to the main level laundry, a walk-in closet, and extra touches like a towel warmer. Also on the main level: a spacious office with Murphy Bed, a 3-pc bath, and a bright sunroom added in 2024. Downstairs you'll find three good-sized bedrooms, a 4-pc bath, and a huge rec room with 3 TV hook-ups, a gas fireplace framed in historic reclaimed wood from Germany, and even a hidden workout/bonus room tucked behind a barn door. Smart light fixtures, blackout blinds on south windows, central vac with dustpan, ample storage, and wiring for a hot tub make this home a pleasure to live in. Outside, the property shines with 4 separate pastures, pipe pens, auto waterers, and handling system. And let's not forget the shop: 1,600 sq. ft. of space with radiant heat, plumbed for in-floor, both 10' & 14' doors, a cement apron, and RV plug-in. There is so much more here than words can

capture—you won’t want to miss this opportunity for country living in style and comfort!