



GRASSROOTS
REALTY GROUP

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18 Morning Meadows Drive
Rural Ponoka County, Alberta

MLS # A2253113



\$525,000

Division:	Morning Meadows		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,348 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	220 Volt Wiring, Double Garage Detached, Oversized, Workshop in Garage		
Lot Size:	4.73 Acres		
Lot Feat:	Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	2-42-26-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: 1 garden shed, 1 shed with built-in dog house/run, pump house shed, 2 lean-to sheds, tarp shop, teak shelf in primary room closet, shelf in laundry room

Come and check out what's hiding at 18 Morning Meadows! This idyllic 4.73 acre property is tucked into itself, but as you roll down the gated driveway you quickly see all it offers - including a quaint home, a large shop, manicured lawn and pasture, and tidy storage and outbuildings. Immediately feel the peace and privacy of real acreage living, with room to spread out - maybe even get a couple of horses? This wishbone design home is a rare treat, and it will surprise you with the space and thoughtful design it offers. The open plan main floor features expansive windows across the far side that draw your eyes right through to your beautiful country view out back. The kitchen, dining and living room spill right into each other, giving that cabin vibe, and a spacious powder room and separate laundry room with beautiful storage complete this level. Just up the stairs you will find the primary bedroom, spacious enough for your king size bed and personal accents, and with a large walk-in closet for tucking away the rest. And of course a (Romeo and Juliet?) balcony overlooking the beautiful property, a peaceful escape to enjoy the birds and the breeze or watch the deer and moose wander through. There is a second bedroom upstairs facing the other side of the house, with a big closet and impressive hidden storage. The bedrooms are separated by a large four piece bath and also a rare dedicated shower room (with plumbing for a sink if desired). There is no basement on this home, just a crawl space for the furnace, water heater, and a newer high quality water filtration system. But in the country its what's outside that counts! Appreciate that this level, fertile and mature property is bordered along three sides by a thick mass of mature trees effectively hiding you from the road and the property behind you, and a row of fruit trees and shrubs disguise the neighbor on the remaining side. It's

easy to imagine peaceful afternoons on the large back deck, or gathering around the firepit listening to the coyotes in the evenings. A 20x40 shop is ready for you to take over, whether its for parking, working, storage, or a combination of them all, you are well set up with a working furnace and 220 wiring. There is a separate workshop space along one side, and a huge loft area that screams man cave. Additional outbuildings include a pumphouse shed, storage shed, and a third shed cleverly redesigned as a comfy doghouse with attached dog run. And all this conveniently located in coveted Morning Meadows, a beautiful acreage community with paved roads, extensive nature trails, a K-9 school, and just a couple of miles from Wolf Creek Golf Course. You are just a few minutes from Ponoka or Lacombe, so both are easily available for you for work, shopping, or recreation. It's truly a perfect spot to embrace the country lifestyle, whether as a starter acreage or an empty nester downsize, and it's waiting to charm you.