



**GRASSROOTS**  
REALTY GROUP

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

25, 431003 Range Road 260  
Rural Ponoka County, Alberta

MLS # A2256085



**\$749,900**

Division:	Country Ridge Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,728 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	1.10 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Private, Rectangular Lot		

**Heating:** In Floor Roughed-In, Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Vinyl Plank

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** 7-43-25-W4

**Exterior:** Composite Siding, Vinyl Siding, Wood Frame

**Zoning:** 3

**Foundation:** Poured Concrete

**Utilities:** Electricity Connected, Natural Gas Connected

**Features:** Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** SELLER WILL PROVIDE A \$3000 APPLIANCE CREDIT

BRAND NEW 3 BEDROOM, 3 BATHROOM 2-STOREY ~ STYLISH FINISHES & LOADED WITH UPGRADES THROUGHOUT ~ OVERSIZED DOUBLE ATTACHED GARAGE ~ IMMEDIATE POSSESSION AVAILABLE ~ 12' x 11'6" covered front veranda welcomes you and leads to a bright and spacious foyer ~ Archway leads to the warm and inviting living room with high ceilings, large windows that fill the space with natural light and a cozy fireplace with a raised hearth, mantle, and feature wall with decorative moulding and lighted wall sconces ~ The stunning kitchen offers an abundance of custom cabinets loaded with storage drawers and a built in pantry; tons of stone countertops including a massive island with an eating bar and pendant lights above; full tile backsplash; and an undermount granite composite sink with a window above ~ Archway from the kitchen leads to the mud room with convenient access to the attached garage and 2 piece main bathroom ~ easily host large gatherings in the spacious dining room with a stylish chandelier and sliding patio door to the covered 12' x 9'6" rear deck that overlooks the backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk in closet, and a spa like 5 piece ensuite with dual sinks, a soaker tub and separate walk in shower ~ 2 additional bedrooms are both a generous size with ample closet space, and share a 4 piece bathroom ~ Conveniently located upper level laundry room ~ The basement has in floor heating roughed in, bathroom plumbing roughed in, and awaits your future development with plenty of space for a family room and/or additional bedroom(s) ~ Oversized double attached garage is insulated and finished with painted drywall, has two floor drains, two overhead doors, and a man door to the backyard ~ The backyard has plenty of

space and beautiful country views ~ School bus stop just steps away ~ Ideally situated just minutes west of Ponoka with quick access to the QEII, this property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!