



GRASSROOTS
REALTY GROUP

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42, 431003 Range Road 260
Rural Ponoka County, Alberta

MLS # A2256801



\$765,000

Division:	Country Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,782 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Private		

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

Water: Well

Floors: Vinyl Plank

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: 7-43-25-W4

Exterior: Cement Fiber Board, 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, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: GARAGE DOOR OPENER & CONTROL. \$3, 000 APPLIANCE CREDIT AT GENERAL APPLIANCES LACOMBE

BRAND NEW BUNGALOW LOADED WITH UPGRADES THROUGHOUT ~ LOCATED ON 1 ACRE IN COUNTRY RIDGE ESTATES ~ IMMEDIATE POSSESSION AND MOVE IN READY ~ Durable composite siding, and a covered front veranda spanning over 22' wide create eye catching curb appeal, and welcome you to this brand new home ~ The welcoming foyer has high ceilings, vinyl plank flooring and convenient access to the attached garage ~ The open concept main floor layout is complemented by high ceilings, durable, stylish vinyl plank flooring, and an abundance of large windows that fill the space with natural light ~ The living room is centred by a cozy fireplace with a mantle and wiring for your TV ~ The kitchen is beautifully finished with custom built, warm stained cabinets, full tile backsplash, tons of quartz counter space including an island with an eating bar, undermount sink with a window above, and a wall pantry ~ Easily host large gatherings in the dining room that's filled with natural light from the large windows with country views ~ A garden door leads to a 13' x 12' deck with aluminum railings, that overlooks the backyard and has more great country views ~ More large windows in the king size primary bedroom that features a spacious walk in closet with built in organizers, and 5 piece ensuite offering dual sinks, a 6' soaker tub, and walk in shower ~ 2 additional bedrooms are both a generous size with ample closet space and large windows ~ 4 piece bathroom has an extra deep soaker tub with a tile surround ~ Centrally located main floor laundry hook ups, with additional hookups in the basement ~ The basement has large above grade windows, roughed in underfloor heat, a framed bathroom with plumbing roughed in, framed laundry room, utility room, and plenty of space for a large family room plus additional bedrooms ~ 26' L x 24' W double attached

garage is insulated, finished with painted drywall, has over 12' ceilings, floor drain and a man door to the side/backyard ~ Located on 1 acre of land with plenty of space and backing on to a row of mature trees, a walking trail and farm land ~ School bus stop just steps from the front door ~ Ideally situated just minutes west of Ponoka with quick access to Highway QEII ~ This property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!