



**GRASSROOTS**  
REALTY GROUP

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21, 421003 Range Road 10  
Rural Ponoka County, Alberta

MLS # A2260644



**\$649,900**

Division:	Meridian Country Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,442 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.99 Acres		
Lot Feat:	Dog Run Fenced In, Landscaped		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, See Remarks		

Inclusions: N/A

Experience the charm of country living with the added benefit of a nearby lake. This exceptional property spans 2.99 acres, just a short distance from Gull Lake. The home boasts a fully developed main floor featuring an open-concept layout with vaulted ceilings and expansive windows that flood the space with natural light. The dining area is spacious, and the kitchen is a chef's dream, equipped with stainless steel appliances, a gas stove, a large island, a pantry, granite countertops, and a stylish subway tile backsplash. The primary suite is generously sized and includes a walk-in closet and a luxurious four-piece en suite bath. Upstairs, you'll find two additional well-proportioned bedrooms and another full bathroom. Venture downstairs to discover a spacious recreation room ideal for movie or gaming nights, with walkout access to the backyard. The lower level also includes a large bedroom, a four-piece bathroom, and a bonus theater room. This remarkable property features an attached heated triple garage, ensuring that your vehicles are well-protected during the cold Alberta winters. Additional highlights include in-floor heating, air conditioning, and a sizable covered deck perfect for soaking up the serene summer days. The yard is fully landscaped, showcasing a fire pit area, large garden area, and plenty of space for a workshop or additional garage. Nestled in an acreage subdivision with an expansive system of walking trails, this home offers the perfect blend of privacy and a welcoming community atmosphere, all just a short distance from the shores of Gull Lake. It's an ideal setting for your family to thrive.