



GRASSROOTS
REALTY GROUP

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59 Bruhn Bend
Rural Ponoka County, Alberta

MLS # A2277276



\$749,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,632 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	1.65 Acres		
Lot Feat:	Level, No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: NA

This impressive RANCH STYLE HOME is expansive and exquisite. Perched on 1.65 acres in a peaceful setting surrounded with serene views. Bold beams and a spacious veranda span the length of exterior. Handsome Hardy Board siding gives that top notch touch to the curb appeal. The 36x50 SHOP offers indoor space with endless possibilities!! Step inside and breath in the airy vaulted ceilings and modern design. The kitchen features two tone custom cabinetry, quartz countertops, and stainless steel appliances. The pantry is a dream with ample storage space. Step thru the glass sliding doors for easy access to the endless backyard. The primary bedroom is spacious and boasts a spa-like 5-piece ensuite. Including a gorgeous glass shower, double sinks, and massive walk-in closet. A generous bedroom and 4-piece bathroom offer additional accommodations. Laundry is also conveniently located on this level. The rear entry door brings you to the beautiful mudroom. Use your imagination, because the basement awaits your finishing touches. If you are looking to escape the hustle and bustle of city life, this could be the one you've been searching for. This property offers the cherished perks of an acreage lifestyle. Peace, privacy and space to stretch out. Schedule your showing today!