



#16 431003 Range Road 260
Rural Ponoka County, Alberta

MLS # A2294228



\$659,900

Division:	Country Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,442 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.09 Acres		
Lot Feat:	Garden, Landscaped		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: All blinds and window coverings, garage door opener and 2 controls, 16x30 workshop, central air conditioning, water conditioning equipment, reverse osmosis in kitchen, workbench in workshop, firepit, wood shed, brick patio, raised flower beds

Discover elevated country living at its finest in the exclusive Country Ridge Estates! Situated in a great location, this acreage features mature trees, and rolling landscapes delivering privacy and breathing room. This stunning 2018-built, like new Bungalow with reverse walkout, boasts modern sophistication and seamless indoor-outdoor flow, all while providing quick Highway 2 access for effortless commutes to Red Deer and Edmonton (just 45–60 minutes away). Step into contemporary comfort with 5 bedrooms and 3 full bathrooms across an intelligently designed layout. The upper main floor boasts an open-concept great room flooded with natural light from expansive windows, new tile flooring (2024), and a sleek kitchen featuring a new fridge and gas stove (2021), which is perfect for daily living or entertaining. The expansive primary suite features a walk in closet and spa like ensuite with soaker tub and stand alone walk in shower. The reverse bungalow style elevates everyday spaces for better views and privacy, while the fully developed walkout basement invites relaxation and versatility: a bright family room, 2 bedrooms which are currently utilized as a home gym, and office. The exterior is where this acreage truly shines. Meticulous landscaping creates a private park-like setting with vibrant gardens, mature trees, and serene relaxation spots. Practical perks abound with a wired shop for projects and hobbies, framed outdoor kitchen ready for summer gatherings, with brick inset patio, dedicated RV pad with 30-amp power and asphalt parking pad, plus garage conveniences like hot and cold water taps. Everything feels turnkey and upgraded! It is ideal for families, hobbyists, or those seeking that perfect rural retreat without isolation. In one of Central Alberta's most desirable pockets, this move-in-ready gem combines newer construction, high-end finishes, and

functional acreage features, that buyers in Country Ridge Estates love.