



**508 Summer Crescent
Rural Ponoka County, Alberta**

MLS # A2101126



\$859,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,582 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lawn, See Remarks		

Heating:	Central, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	12-42-1-W5
Exterior:	Cedar, Wood Frame	Zoning:	Lake Resort
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers		

Inclusions: Furniture, Freezer(in garage), Lawn Tools, Lawn Mower, Storage Cabinets, Electronics in Suite and Cottage, Washer / Dryer in suite.

Welcome to 508 Summer Crescent, the perfect blend of comfort, luxury, and natural beauty. This home is located in the picturesque lakefront community of Meridian Beach at Gull Lake. Meridian Beach offers a peaceful escape from the city while being conveniently close to Calgary, Edmonton, Red Deer, and many nearby towns. The development offers several amenities including its unique canal feature that provides boat access to Gull Lake, two beaches, playgrounds, beach volleyball, tennis/pickleball court, and a community hall. This home was custom built by the current owners in 2010. Attention to quality and detail is evident throughout. Inside you will find solid wood finishings everywhere, including the open-rise staircase, doors, baseboards, cabinetry, and hardwood flooring, all adding warmth and character to the interior. Granite in the kitchen and main floor bath further contribute to the high-quality features of the house. There is a kids bunk room with a loft above, creating a cozy and fun atmosphere. The open concept main floor leads out to a large deck, the perfect spot for outdoor dining and entertaining. Cozy up to the beautiful stone fireplace in your living room or spend the perfect summer evening enjoying the outdoor fireplace on the deck. On the second story you will find the master retreat, a luxurious and private escape with vaulted ceilings and balcony, a bonus room, and a large ensuite with 2 sinks. There is plenty of natural light in the master retreat adding to the ambiance and creating a bright and airy feel. A walkout basement completes this home, with 2 additional bedrooms, as well as a family room. The downstairs has a few luxuries of its own with a large steam shower and wine room. Walk out to the beautifully landscaped backyard, with a patio and firepit. Additionally, there is a detached garage with room to store a boat. Above there is a

kitchenette, bathroom, queen wall bed, and washer/dryer. This house has been meticulously maintained. The cedar exterior of the home and garage was freshly stained in 2021, which not only adds to the visual appeal but also contributes to the property's maintenance and longevity. There is a Savant system that makes it effortless to listen to music, watch TV, control lighting and check security cameras using your iPhone. There are speakers on the main floor and upstairs, as well as on the deck, patio, and balcony. Take a short walk down the street and you will reach the path to the main beach, where you can swim and relax at the lake. The seller's boat slip is also located a short walk away and will be assigned with the sale of the property (subject to approval by Inshore Developments Ltd). All furniture, electronics, appliances, and lawn tools will be included in the sale. Seller is willing to include the majority of housewares, cookware, small appliances, bedding, linens, and décor, with some exceptions. The perfect property for a year round retreat or home close to the city!