



228 Canal Street
Rural Ponoka County, Alberta

MLS # A2118929



\$1,075,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,390 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lawn, No Neighbours Behind, RE		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Cork, Hardwood	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	12-42-1-W5
Exterior:	Other, See Remarks, Stone	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: washer, dryer, fridge, stover, BI dishwasher, BI microwave, beverage fridge in kitchen, deep freeze in basement, 2 A/C units, all window coverings, hot tub and cover, , central vacuum and attachments

~~Welcome to one of the most beautiful beaches in Central Alberta, and the family friendly community of Meridian beach~ This stunning CUSTOM BUILT HOME was built with a family in mind, that enjoys entertaining and living life to the fullest year round! Exterior features, Hardy board siding, stone, a metal roof, and maintenance free decking. A welcoming covered veranda in front for morning coffees to start the day!! Inside, a spacious entrance that leads to the kitchen, dining room and living room. Kitchen features a large GRANITE eat up island and a prep sink, filtered water and small beverage fridge. Abundance of wood cabinets and expansive counters are complimented by the beautiful slate back splash, Stainless appliances, and under cabinet lighting. Kitchen also features a good size walk in pantry and lots of recessed lighting. The seamlessly joined dining has a half vaulted ceiling, large chandelier, and large heavy duty glass sliding doors to the two tiered deck. The dining room can comfortably accommodate the largest of furniture and entertaining large family gatherings is never a problem. A gas fireplace with natural stone surround is located between the dining and living room and exudes a warmth and cozy ambiance. Dining and living room are located at the rear and over looks the massive yard that leads to the canal, where your own private boat dock is located! On the deck, there is a hot tub sunken for easy accessibility. From the hot tub you can enter the home where there is a mudroom, that can also be used as a bedroom. There is a three piece bath and a full size laundry room with laundry sink and lots of cabinets. The oversized double HEATED GARAGE has a drain, hot & cold taps, a man door and high ceilings, great for additional storage or a car lift! Main floor and upstairs feature a beautiful timeless neutral hardscaped engineered hardwood and

in pristine condition! The fully developed basement is very spacious with a separate entry. Basement has OPERATIONAL IN FLOOR HEAT, a two piece bath that is roughed in for a tub or shower. A very large family room/games room, and floors are finished with a high quality cork. There are two furnaces, and 2 air conditioning units, an alarm sensor for water in the utility, 2 sump pumps, and a drain. Coffee table couch and love seat in basement will stay for your convenience. The spacious upstairs is complete with three very large bedrooms. The master located at the back features lg windows, ceiling fan walkin closet and a stunning spacious bath. Granite throughout, and a large custom tiled shower. Upstairs also features a 4 piece bath and the other two bedrooms can accommodate queen size furnishings. All doors and windows are made by Pella. Home is wired for fiber optics. This home has been IMMACULATELY LOVED, non smoking, non pet owned and original owners. A very desirable community with tennis courts, boating, Thursday night poker for the gentlemen, tea parties for the ladies, and lots of fun activities for children