



10, 421032 284 Range Road
Rural Ponoka County, Alberta

MLS # A2132553



\$859,900

Division:	Lone Tree Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,347 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Driveway, Driveway, Front Drive, Garage Door Opener, Heat		
Lot Size:	2.43 Acres		
Lot Feat:	Cleared, Few Trees, Lake, Lawn, Gentle Sloping, Views		

Heating:	In Floor, ENERGY STAR Qualified Equipment, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	8-42-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Stainless Steel Freezer/Fridge, Gas stove cook top w Electric oven, Dishwasher, Microwave, washer, dryer, Blinds, Garage door opener and remotes, Shed, Tv mounts and Tv's alarm system, fire pit

Lake Views for Days! Welcome to GUII Lake , this is a 2348 sqft custom-built two-story home, sitting pretty on 2.43 acres of land. You're about a 20 to 25-minute drive from Lacombe, Rimbey, Bentley, or Ponoka, so you've got the best of both worlds - country living with city convenience not too far away. Step out onto the east-facing covered deck in the morning, and you'll catch some stunning sunrise views while you sip your coffee. Inside, you're greeted with some fancy Brazilian Walnut Hardwood floors, adding a touch of elegance. The kitchen's a real gem, decked out with stainless steel appliances, granite countertops, and a unique backsplash that adds some flair. Plus, there's a spacious walk-in pantry for all your storage needs. But wait, there's more! The living room area boasts a cozy gas fireplace, perfect for those chilly nights, and the open-concept layout means you can enjoy those breathtaking views year-round. Lets not forget the west facing covered Balcony off the dinning room. Head upstairs, and you'll find a bright loft area and a spacious theater room, perfect for movie nights with friends and family. Let me tell you about the master suite - it's fit for a king, with its own balcony overlooking the lake. The ensuite bathroom features a luxurious soaker tub and separate shower, perfect for unwinding after a long day. Enjoy your evening on yet another private Balcony just off the bedroom. Downstairs, the walkout basement offers even more space, with two additional bedrooms and a multipurpose open area that leads out to the private walkout space, complete with a small firepit. Outside, there's plenty of room for all your toys, with a triple-car attached garage and a heated detached garage/shop. Plus, there's a water well providing soft water and a septic tank/field tucked away out front. So come on down to Lone Tree Estates, where the snow is kept at bay, the roads are

well-maintained, and the school bus stops right at your doorstep. It's country living at its finest!