



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

MLS # A2133857



\$1,099,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,004 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	0.28 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Environmental Reserve, Gazebo, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	12-42-1-W5
Exterior:	Wood Frame	Zoning:	Lake Resort
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings, fridge, counter top gas range, wall oven, range hood, microwave, dishwasher, washer, dryer, 2 garage door openers and 2 controls, central air conditioning for upper level, storage shed, boat slip and dock, all furnishings, dishes, lamps

This stunning two-story FULLY FURNISHED, custom-built executive home at Meridian Beach, offers the perfect blend of luxury and natural beauty. Overlooking a private dock, this waterfront property features breathtaking views and an abundance of natural light through its numerous windows. Enjoy the serene surroundings from either of the two covered verandas. Each of the four spacious bedrooms boasts a full ensuite, ensuring comfort and privacy for all. The gourmet kitchen is equipped with high-end appliances and granite countertops, and is a chef's dream. The attached garage is an added bonus for parking vehicles or storing toys. Meridian Beach is a vibrant, year-round lakeside community located less than two hours north of Calgary and one-and-a-half hours south of Edmonton. Residents enjoy two sandy beaches, a spring-fed kilometer-long boating canal, nature trails, architecturally unique footbridges, and community halls and pavilions. Faithful to the classic cottage-country concept, this community adheres to architectural guidelines that ensure all homes complement the craftsman style and the surrounding natural beauty. Experience luxury living and endless recreation opportunities in this remarkable waterfront property. This one owner home that shows pristine, is sure to impress!