



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

MLS # A2135482



\$729,900

Division:	Meridian Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,746 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Lake, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-42-1-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island		

Inclusions: n/a

LUXURIOUS LAKE LIVING! Just off canal w/treed reserve behind to the lake! FULLY FINISHED beautiful bungalow w/loft, is the perfect getaway! Step onto the covered front verandah(12x11), into the entrance & the amazing open plan. Amazing Vaulted Ceiling in Kitchen, dining & Great Room, built in fireplace/cabinetry, hardwood floors, huge kitchen island, stainless appl, perfect for entertaining. HOME REPAINTED & BRAND NEW CARPETING THROUGHOUT HOME JULY 2017! Master bdrm has garden doors to back west facing deck(20x16), walk in closet+relaxing ensuite w/separate tub & shower. Another good sized bdrm, full bath, & MAIN FLOOR LAUNDRY on main. Upstairs, spacious loft area overlooks great room. Downstairs is bright, w/9'ceilings, Underfloor heat, 2 nice sized bdrms, family room, games area, & amazing custom bath w/huge tiled shower. Outside, detached insulated 24x24 garage & lovely yard w/new fire pit. Meridian Beach(\$600/yr) has tennis, basketball, walking paths, private boat launches+more!*Upgrades Include* Central Vac, Water softener, Infloor heat, High ef Furnace, Upgrade interior doors, Upgrade Double door closets, SS Appliances, Gas Fireplace, Hardwood and tile flooring