



336 Canal Street
Rural Ponoka County, Alberta

MLS # A2137579



\$2,000,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,396 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	0.38 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Underground Sprinklers, Treed		

Heating:	High Efficiency, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	12-42-1-W5
Exterior:	Cedar, Concrete, ICFs (Insulated Concrete Forms), Stone	Zoning:	5
Foundation:	ICF Block	Utilities:	-

Features: Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Elevator, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: BI fridge, induction cook top, wall oven, beverage fridge in island, microwave speedover, warming drawer, all window coverings, including rods, draperies, and blinds, garage controls and remote openers, garden shed, washer and dryer

~EXQUISITE CUSTOM BUILT WALKOUT BUNGALOW~ Featuring a remarkable first impression with its CEDAR EXTERIOR and RIVER ROCK stone drive way! This award winning QUALITY BUILT HOME BY VLEEMING proudly presents the BEST OF THE BEST in central Alberta! A BRIGHT BEAUTIFUL OPEN CONCEPT on all levels offers an airy GRAND FEELING! Executive touches throughout the home can be appreciated in every room. The kitchen features a 14 foot Taj Mahal natural stone island & expansive perimeter stone with UPGRADED CABINETRY, soft close, lighting, decorative glass doors, MEILE appliances, induction cook top and built in meile coffee bar. There is a walk in pantry, as well double ovens a warming drawer, and built in beverage fridge in island. The spacious dining features abundance of windows, 2 beautiful pendant chandeliers. The entry door from the dining lead to your maintenance free COVERED PATIO, with retractable motorized awning. The living room presents stunning with its backlite coffered ceilings and ETHANOL FIREPLACE surrounded in beautiful stone and wood mantel. The LUXURIOUS PRIMARY BEDROOM is incredibly spacious with a door to your private balcony with LAKE VIEWS!!! The walk in closet features lots of custom built ins with doors and drawers for him and her, no shortage of space. EXECUTIVE SPA LIKE BATH offers a large built in hydro thermo massage tub, spacious MARBLE SHOWER, dual sinks and water closet. The main floor also features an office with built in desk a credenza and additional filing room conveniently located near the front entrance. A 2 piece powder room, and spacious laundry/mudroom entrance leads to the oversized heated garage! The FULLY DEVELOPED BASEMENT was designed with family and entertainment in mind! Three very spacious bedrooms, two that share a

jack and jill bathroom. Another OPEN SPACIOUS CONCEPT with a full size WET BAR, dishwasher option, and full size fridge area with water/ice and beautiful stone countertops. A second ethanol fireplace, with stone surround enjoyed from the family/rec room and bar area. The covered walkout patio overlooks the EXTENSIVE AND INCREDIBLE PROFESSIONALLY MANICURED SOUTH FACING YARD! There is a mudroom/powder room with abundance of built in cabinet storage. Another beautiful feature to appreciate about this LUXUIOUS ESTATE HOME is the upper level! A media room with surround sound and custom platform for theatre seating. This platform is easily removed if your desire is to have another bedroom, office or gym! There is storage as well a utility room on this level. Other great features is the ELEVATOR that spans from lower to main floor with invisible safety door, 2 air conditioners for added comfort, ICF foundation, triple pane windows, spray foam insulation, and upgraded luxury vinyl plank throughout. Another amazing feature is the hobby garage, with wash tub, sealed epoxy floors & overhead door. Situated right on the canal is your own private DOCK WITH BOAT HOUSE! Home is 6146 Sq feet of LUXURIOUS development!!