



Reid Road
Rural Ponoka County, Alberta

MLS # A2140526



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	2,191 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	2.77 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gazebo, Garden, Private		

Heating:	Boiler, High Efficiency, In Floor, Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-43-25-W4
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Shed, crusher cone firepit, chicken coop, gazebo, 14ft swim spa tub

Welcome to this stunning modern Ridgestone home custom built in 2019. Nestled in a privately treed 2.77 acres, just minutes from town, this 4 bed, 3 bath, A-frame home and property is one of a kind. Several interior features including an open floor plan, 22ft vaulted ceilings, quartz waterfall kitchen island, soft close cabinets, high efficiency appliances, gas fireplace and breathtaking views from the wrap around deck can all be found on the main floor, as well as 2 beds, and a full bath. A 31x13 loft boasts a primary suite offering separate laundry, walk in closet, double shower ensuite, and loads of storage. The newly finished walkout basement presents 9ft ceilings, infloor heat, one large bedroom, a full bath, second laundry location, wood burning stove, and expansive recreation space for family time. Basement also plumbed in for a wet bar if one chooses to add that. Big bonus is the cozy additional suite above the oversize 24x30 heated garage with its own private entrance, bath and kitchen. Additional features in this amazing property include A/C, central vac, chicken coop, garden, pumpkin patch, shed, firepit crusher cone, gazebo, and your very own 14 ft swim spa with a current for exercise and therapeutic purposes.