



**118, 430068 Range Road 252
Rural Ponoka County, Alberta**

MLS # A2141756



\$779,000

Division:	Deer Run Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,521 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.28 Acres		
Lot Feat:	Brush		

Heating: High Efficiency

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Jetted Tub

Water: Private

Sewer: Septic Field

Condo Fee: -

LLD: 3-43-25-W4

Zoning: 3

Utilities: -

Inclusions: Pool Table, all outdoor sheds, tarp building

A stylish bungalow located on a fully fenced, dog proof, treed private 3.28 acre private lot. Enter into a large entry with a private sitting/den area to your right and a perfect two piece bath to your left. The open living, dining area is centered around a large cooks island. The custom cabinets are in the kitchen and thruout the home. A thru pantry makes bringing in groceries from the attached garage a breeze. Wash the dishes while over looking the numerous outside flower beds and horses in the adjacent field. The relaxing space is centered around a fully masoned fireplace that can sufficiently heat the entire home! A covered patio brings you out to look over the back of the property and see the many saskatoon trees and groomed trails. The primary suite is sitauted with access to the back deck as well. The walk in closet and large five piece bath finish off the primary suite, soak yourself in the bubble tub at the end of your day and enjoy the under floor heat. The double attached garage lead into main floor laundry with custom cabintes for loads of storage. Also enters into the back of the pantry.The open staircase leads you into the walkout basement that is great for entertaining. Three very good sized bedrooms and another bathroom are great spaces. The outside space is great for bon fires and enjoying the scenery, with walking trails thru out this fully fenced property. The second garage is fully finished with a hot water tank, gas furnace, 4 piece bath (with a holding tank) storage shelves built in and work bench. Wired with 240 inside and out.