



**421044 Range Road 262**  
**Rural Ponoka County, Alberta**

**MLS # A2146184**



**\$849,900**

<b>Division:</b>	Morning Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	4.56 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	10-42-26-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR Hobby Farm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, stove, microwave, microwave hood fan, dishwasher, washer, dryer, water softener, all blinds and window coverings, central vac and attachments, all tv wall mounts, sonos surround sound system and speakers, security system, fire pit, shed, shelving, work bench and cabinets in shop, garden shed, hot tub, pool table and accessories, water conditioning equipment

Welcome to this stunning bungalow set on nearly 5 picturesque acres! Built by Bella Rosa Homes in 2017, this beautifully designed 1,550 sq ft home features 4 spacious bedrooms and 3 baths, providing enough space for comfortable living for the whole family. The main level boasts vaulted ceilings with exposed Douglas Fir beams, adding a touch of rustic charm. The gourmet kitchen is a hosting dream and comes complete with granite countertops, solid wood hickory cabinets, stainless steel appliances, and a spacious island with added electrical and USB outlets. Step outside onto the balcony, perfect for grilling with natural gas lines installed and the option to set up heaters for those cool summer nights. The principal bedroom showcases a stunning luxurious ensuite with huge walk in shower, and sprawling closet. The fully developed walk out basement offers in-floor heat and 9-foot ceilings, enhancing the home's overall comfort; and includes a Sonos sound system and Telus home security system. The attached double car garage ensures secure storage for your vehicles from the elements. Additionally, the 30'x40' shop is a handyman's dream, fully equipped with heat, insulation, cold water plumbing, its own electrical meter, and featuring brand-new Rainglass windows. The property is accessible from Paige Brose and offers an ideal blend of country comfort with natural beauty. The fully fenced property is surrounded by mature trees which provide privacy and a serene setting. It is the perfect spot for a few horses! It is conveniently located just a short drive from the highway 2 corridor, Calnash Ag Centre, Wolf Creek Golf Course, and only 20 minutes to Red Deer, and an hour from me Edmonton international airport. This is a wonderful opportunity to move into your forever home in a truly beautiful location!