



GRASSROOTS
REALTY GROUP

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

MLS # A2189430



\$999,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,004 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	0.28 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Environmental Reserve, Gazebo, Landscap		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Crawl Space, None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: Public

Sewer: Sewer

Condo Fee: -

LLD: 12-42-1-W5

Zoning: Lake Resort

Utilities: -

Inclusions: Window coverings, fridge, counter top gas range, wall oven, range hood, micorwave, dishwasher, washer, dryer, 2 garage door openers and 2 controls, central air conditioning for upper level, storage shed, boat slip and dock, all furnishings, dishes, lamps

This exceptional, fully furnished, custom-built executive home combines luxurious living with the relaxed lifestyle of lake living!. Boasting stunning waterfront views and overlooking a private dock, this two-story residence floods with natural light thanks to its expansive windows. Relax on one of the two covered verandas and take in the peaceful surroundings. Each of the four generously sized bedrooms features its own ensuite, ensuring privacy and comfort for all. The gourmet kitchen is a chef's dream, equipped with high-end appliances and elegant granite countertops. There is plenty of space for the entire family. The attached garage offers additional space for vehicles or recreational storage. Meridian Beach is a lively, year-round lakeside community situated less than 2 hours from Calgary and an 1.5 hours from Edmonton. Residents have access to two sandy beaches, a spring-fed, kilometer-long boating canal, scenic nature trails, charming footbridges, and community halls and pavilions. With its commitment to architectural guidelines, the community ensures all homes harmonize with the craftsman style and the surrounding natural beauty. This pristine, one-owner home is the epitome of luxury living and is perfect for those seeking a vibrant and recreational lifestyle in a breathtaking setting.