



GRASSROOTS
REALTY GROUP

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137 Bruhn Boulevard
Rural Ponoka County, Alberta

MLS # A2195736



\$795,000

Division:	Westlake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,750 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Attached		
Lot Size:	1.74 Acres		
Lot Feat:	Gentle Sloping, Irregular Lot, Lake, Landscaped, Lawn, Private, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

ACREAGE with AMAZING VIEWS OF GULL LAKE! Welcome to this beautiful home with walkout basement. Bursting with incredible details and bountiful square footage, offering 5 Bedrooms and 3 Full Bathrooms! The oversized triple attached garage is heated and provides plenty of indoor parking and project space. The large entry way guides your guests into the expansive living room. The focal point of this room is the fireplace, flanked by twin windows. The kitchen features rich dark cabinetry, including a separate coffee bar for added prep space and storage. Exquisite quartz drapes the countertops, contrasted with glass tiled backsplash. Stainless steel appliances, including a gas range, and wine fridge. Dine inside, surrounded with scenic views for every season. Or step thru the sliding glass doors to enjoy the expansive deck. Anchored with bold beams and accented with gorgeous glass railings. Lounge in the warmth of the west facing sunshine and watch the amazing sunsets over Gull Lake. A second sliding door allows for easy access to the primary suite. Complete with a 5-piece ensuite and wonderful walk-in closet. A second bedroom can be used as a convenient home office. Entering thru the garage gives easy access when unloading groceries. Laundry and a mudroom offer lockers and a landing area for every day life. Head down to the walkout basement to hang out in the fantastic family room. Host your guests for game nights while utilizing the wet bar. Or cuddle up for movie nights with the added comfort of in-floor heat and the second fireplace. The double sliding glass doors offer access to the amazing backyard and cement patio. Simply jump on your sled or quad and explore. Three generous bedrooms and a 3-piece bathroom provide accommodations for the entire family. An extra office and storage room complete this lower level. Additional

upgrades include Central A/C, a backup generator, water softener, and security system cameras. Imagine family gatherings and fabulous memories made amongst the open floorplans and outdoor space of this expansive property. An acreage lifestyle is one of peace, privacy, and an escape from the hustle and bustle. Schedule your showing today!