# \$969,900 - #7 420064 Range Road 262, Rural Ponoka County

MLS® #A2205435

#### \$969,900

4 Bedroom, 3.00 Bathroom, 1,448 sqft Residential on 1.77 Acres

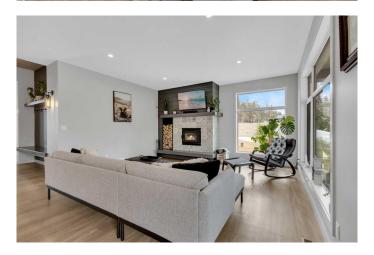
NONE, Rural Ponoka County, Alberta

Escape to your own private paradise with this breathtaking acreage nestled in mature trees near the Wolf Creek Golf Course! This luxurious 4-bedroom, 3-bath Bungalow showcases sophistication with the beauty of nature, backing onto Wolf Creek. The landscaped yard is a haven of tranquility, complete with a thriving garden, raspberry and Saskatoon bushes, and winding trails leading to a charming gazebo with a screen kit and a creek side firepit perfect for starry nights. Embrace outdoor living on the rear covered deck, featuring waterproof decking and sleek topless glass railings, or relax on the expansive concrete patio that is perfect for your hot tub. A cedar greenhouse adds a touch of rustic charm for the green-thumbed enthusiast. The deck is fully skirted for dry storage.

Step inside to a world of elegance, where a cozy wood-burning fireplace invites relaxation, and a gourmet kitchen steals the show with custom cabinetry, pull-out drawers, undermount custom granite sink, white oak towers with glass doors, a pantry, quartz countertops with a waterfall-edge island, and top-tier built-in appliances. There is luxury vinyl plank flooring, and custom paneled walls, Architectural excellence shines through with 9-ft ceilings (soaring to 10-ft-6 in the entry, kitchen, and dining areas), custom black powder-coated steel railings, and stylish







paneled walls. The main floor features the primary suite with plush carpeting, an abundance of natural light and deluxe ensuite with dual vanities, The fully finished basement with  $9\hat{a}\in \mathbb{T}^{M}$  ceilings offers 3 spacious bedrooms, a family room with a movie projector with a 120" screen for cinematic nights at home, a full spa like bathroom. The fourth bedroom is currently a dedicated gym space $\hat{a}\in$ "perfect for unwinding or entertaining. Modern comforts abound with Lennox A/C, radiant basement heating, and triple-pane low-e windows,

Car enthusiasts and practical minds alike will appreciate the attached heated triple garage, complete with under-slab heating, a sink, and a 240V EV charging outlet. and even a dog door leading to a fenced run for your pets. This rare gem delivers privacy, contemporary luxury, and outdoor serenityâ€"all just minutes from Highway 2, 10 minutes to Lacombe, 10 minutes to Ponoka, 30 minutes to Red Deer, and 45 minutes to Edmonton International Airport. Your dream retreat awaits with balance of new home warranty included!

Built in 2023

#### **Essential Information**

MLS® #	A2205435
Price	\$969,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	1.77
Year Built	2023
Туре	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

## **Community Information**

Address Subdivision City County Province Postal Code	#7 420064 Range Road 262 NONE Rural Ponoka County Ponoka County Alberta T4J 0B3	
Amenities		
Parking Spaces Parking # of Garages	3 Parking Pad, Triple Garage Attached 3	
Interior		
Interior Features Appliances Heating Cooling Fireplace # of Fireplaces	Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s), Breakfast Bar See Remarks Forced Air, Natural Gas Central Air Yes 1	
Fireplaces Has Basement	Living Room, Mantle, Glass Doors, Heatilator, Tile, Wood Burning Yes	
Basement	Finished, Full	
Exterior		
Exterior Features Lot Description Roof Construction Foundation	Fire Pit, Garden, Other, Private Yard, Storage, Dog Run, Kennel See Remarks Asphalt Shingle Wood Frame Poured Concrete	
Additional Information		

Date Listed	March 27th, 2025
Days on Market	35

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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