

# \$800,000 - 1 Aspen Rise, Parkland Beach

MLS® #A2216253

**\$800,000**

4 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.47 Acres

NONE, Parkland Beach, Alberta

Welcome to 1 Aspen Rise – Where Everyday Feels Like a Getaway! This stunning walkout bungalow offers the kind of lifestyle most only dream about – lake views, groomed trails, peace and privacy, and a home that's been lovingly upgraded for luxury and comfort. Nestled just a short walk from the water and minutes from the golf course, this is a rare opportunity to live where outdoor adventure meets timeless elegance. As you step inside, you're welcomed by soaring vaulted ceilings, a spacious foyer, and a bank of windows that floods the home with natural light and sweeping views of the lake. A striking stone-front fireplace anchors the vaulted living room, creating a cozy yet refined gathering space. The gourmet kitchen is an entertainer's dream – featuring quartz countertops, a large sit-up island, high-end cabinetry, and seamless flow into the open dining and living areas. Whether you're whipping up dinner or sipping coffee at sunrise, the backdrop is always breathtaking. The main floor boasts a luxurious primary suite with incredible lake views, a large walk-in closet, and a 4-piece spa-style ensuite with a soaker tub and separate shower. A second bedroom (also with lake views), another full bath with its own soaker tub, and main floor laundry complete this level. Downstairs, the walkout basement offers two more oversized bedrooms with walk-in closets, a bright and expansive family room perfect for movie nights or home workouts, and a custom 3-piece



bathroom featuring a Kerdi shower system. Need storage? Youâ€™ll love the bonus space under the stairs â€“ fully standable and ready for your gear. Outside is where this property truly shines. The previous owner was a professional landscaper, and it shows! Perennials, rose bushes, lilacs, and a living spruce fence frame the property boundaries beautifully. Add to that a charming pergola with custom stone flooring, a firepit area, sunrise/sunset views, and custom Purple Martin birdhouses with a winter-lowering crank system â€“ and you've got your own slice of paradise.

Bonus Features Youâ€™ll Love:  
Grandfathered septic system â€“ a rare and valuable asset! Dual driveway â€“ perfect for hosting guests or parking the toys. Attached double garage with workbenches, shelving & man door. Short walk to fishing, boating, golfing, u-disc, cross-country skiing, snowmobiling, an outdoor gym, walking trails & more! Whether you're looking for a year-round home or the ultimate four-season retreat, 1 Aspen Rise delivers peace, play, and privacy all in one.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216253    |
| Price          | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,595       |
| Acres          | 0.47        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |                                  |
|--------|----------------------------------|
| Style  | Acreage with Residence, Bungalow |
| Status | Active                           |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1 Aspen Rise   |
| Subdivision | NONE           |
| City        | Parkland Beach |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T0C 0J0        |

### Amenities

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Garage Faces Front, Gravel Driveway, RV Access/Parking |
| # of Garages | 2                                                                              |
| Waterfront   | Lake, Lake Privileges, See Remarks                                             |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range                                                                                                                                           |
| Heating           | Fireplace(s), Natural Gas, Floor Furnace, In Floor Roughed-In                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                                                                                              |
| Fireplaces        | Decorative, Family Room, Gas, Living Room, Stone                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                       |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fire Pit                                                        |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Views, Lake |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | cr            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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