



**5705 63 Avenue
Ponoka, Alberta**

MLS # A2285683



\$589,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 washers, 2 dryers, all blinds and window coverings, hot tub (negotiable)

Welcome to this exceptional executive custom home, built in 2019 and ideally situated in one of the most desirable locations in town. Meticulously maintained and thoughtfully upgraded over the past several years, this stunning two-storey home showcases true pride of ownership and intentional design throughout. From the moment you step into the naturally bright and welcoming foyer, you'll appreciate the custom railings and window enhancements that elevate the space. A convenient 2-piece powder room is perfectly positioned as you move toward the heart of the home, an impressive chef-inspired kitchen designed with both beauty and functionality in mind. The kitchen is a true showpiece, featuring floor-to-ceiling custom cabinetry, expansive counter space, quartz countertops, elite appliances, and thoughtfully designed storage solutions. The sizeable dining area offers the perfect setting for family gatherings and entertaining guests, seamlessly flowing into the bright and spacious living room designed for relaxation. Vinyl flooring extends throughout the main floor and all bathrooms, complemented by upgraded lighting that adds a modern and cohesive touch. Central A/C ensures year-round comfort. Upstairs, the layout has been well utilized to say the least. The spacious primary bedroom features a walk-in closet and a beautiful 4-piece ensuite, with custom shelving inserts. Two additional generous bedrooms with walk in closets, another full 3-piece bathroom, and a versatile family room provide flexible living options to suit your needs. A cleverly tucked-away laundry area, hidden within a closet, keeps the space tidy and functional. The fully customized lower level continues to impress. An open-concept bachelor-style feel, the basement offers custom built-in storage, a stacked bespoke AI washer and dryer, and a stylish 3-piece bathroom which is an ideal

setup for extended family, and guests. Step outside to enjoy the fully enclosed backyard with low-maintenance vinyl fencing, creating privacy and peace of mind. Two expansive rear decks — one complete with a gazebo — provide incredible outdoor living space for relaxing or entertaining. Adding to the lifestyle appeal is the meticulously well-maintained 5-year-old Coast Spas Wellness Swim Spa with a new heater, pump and upgraded cover added this year, offering year-round enjoyment and relaxation. This home is the perfect blend of executive design, functional upgrades, and move-in-ready convenience all in a prime location.