



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

**MLS # A2292612**



**\$949,000**

<b>Division:</b>	Meridian Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,004 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Cul-De-Sac, Environmental Reserve, Gazebo, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	12-42-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Lake Resort
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All blinds and window coverings, fridge, counter top gas range, wall oven, range hood, microwave, 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 custom-built, fully furnished executive lakefront home perfectly blends luxury living with the relaxed atmosphere of life at the lake. Showcasing breathtaking waterfront views and overlooking a private dock, this stunning two-storey residence is filled with natural light through expansive windows that frame the beautiful surroundings. Step outside onto one of the two covered verandas—ideal for enjoying morning coffee or evening sunsets while taking in the peaceful scenery. Designed with comfort and privacy in mind, each of the four spacious bedrooms features its own private ensuite, making this home perfect for family living or hosting guests. The gourmet kitchen is sure to impress, offering high-end appliances, elegant granite countertops, and generous workspace for cooking and entertaining. Thoughtfully designed living spaces throughout the home ensure there is plenty of room for everyone to relax and gather. The attached garage provides additional room for vehicles, lake toys, and recreational storage. Located in the sought-after community of Meridian Beach, this vibrant year-round lakeside destination is conveniently situated less than two hours from Calgary and approximately 1.5 hours from Edmonton. Residents enjoy access to two sandy beaches, a unique spring-fed kilometre-long boating canal, picturesque walking trails, charming footbridges, and community halls and pavilions. With carefully maintained architectural guidelines that reflect the area’s craftsman-inspired style and natural beauty, Meridian Beach offers a truly special setting. This pristine one-owner home presents a rare opportunity to enjoy luxurious lakefront living in one of Central Alberta’s most desirable recreational communities.