



123 Wolf Run Drive
Rural Ponoka County, Alberta

MLS # A2303140



\$1,098,800

Division:	Wolf Creek Village		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,380 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Attached, Front Drive, Garage Door		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate, See Remarks	Sewer:	Other, Public Sewer
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	2-42-26-W4
Exterior:	Manufactured Floor Joist, Stucco, Wood Frame, Wood Siding	Zoning:	Recreational resort distr
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2 bar fridges , 2 garage controls , steel Fire pit , Gas Fire table, Lorex interior and exterior camera's, attached wood shelves in shed and garage		

An Architectural Masterpiece of Space & Sophistication Backing directly onto the 17th fairway of the renowned Wolf Creek Golf Course, this stucco-sided residence with elegant wood accents offers a rare blend of modern luxury, artisan craftsmanship, and a welcoming character that makes it feel instantly like home. Set on a beautifully developed 0.4-acre estate, this property delivers the full package: 3,600 sq. ft. of fully finished living space, 6 spacious bedrooms, 3.5 bathrooms, and a 26x24 heated garage. With 1530 sq.ft. on the Main Level the experience begins with a grand two-story entryway featuring patterned tile that sets a sophisticated tone for the rest of the home. The main living area is designed for both grandeur and comfort, where two walls of windows frame sweeping views of the meticulously landscaped yard and golf course. High ceilings, custom interior wood shutters, and wide-plank engineered hardwood flooring enhance the architectural presence, while a wood-burning fireplace with a custom mantle and built-in wood storage provides a cozy focal point. The chef-inspired kitchen is a masterpiece of form and function, centered around a massive 9-foot quartz island. It features two-tone custom cabinetry with soft-close hardware, a built-in baker's pantry with roll-out shelves, and a walk-in pantry. Premium stainless steel appliances include a natural gas range, dual-door convection oven, and built-in microwave. Adjacent to the dining area, 10'x8' four-panel patio doors lead to a 17' x 11' enclosed 3-season patio, seamlessly extending your living space outdoors. The primary suite is a private sanctuary, tucked away for maximum tranquility. It features a paneled feature wall, large quality windows, and a spa-inspired 5-piece ensuite complete with a curb less walk-in shower, freestanding soaker tub, dual Kohler sinks, and two walk-in

closets. A custom 10mm glass panel railing with a fir handrail leads to the 850 sq. ft. upper level. This bright space feels like a boutique lounge, large windows, built-in dry bar, custom shelving, and integrated speakers—plus two additional bedrooms and a refined bathroom with dual vanities. 1,200 sq. ft. of the basement is finished and designed for ultimate entertainment, boasting 9-foot ceilings and comfortable in-slab heat. The great room features a 107” movie screen and projector, complemented by a wet bar with a custom butcher block countertop. Three more spacious bedrooms, a 4-piece bathroom, and a flexible gym/hobby room complete this level. The exterior is a resort-style oasis. Stamped concrete walkways lead past the additional parking to a two-tiered Metropolitan block patio featuring a natural gas fire table and a built-in fountain. At the top of the hill, a steel firepit offers a private getaway to watch the stars or the action on the 17th green. Additional features include a 16x12 matching stucco shed with power, RV parking, and high-efficiency mechanicals including a Venmar AVS ERV system.