



**4030 40 Street Close
Ponoka, Alberta**

MLS # A2303525



\$561,900

Division:	Riverside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,211 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	See Remarks		

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

Inclusions: All blinds and window coverings, garage door opener and 2 controls, central air conditioning unit, storage shed, security equipment, doorbell camera, 3 cameras (not connected)

You won't want to miss this immaculate, like-new custom modified bi-level built by award-winning Colbray Homes in 2017. Nestled in a quiet cul-de-sac and ideally located near the walking trails and the golf course, this home is one that will check off the boxes! From the moment you step inside, you'll be impressed by the spotless condition, high-quality modern finishes, and beautifully curated colour palette. The main level features a warm and inviting living room with a sleek fireplace, that is ideal for cozy evenings. The dining area flows effortlessly into the stunning kitchen, which boasts matching appliances, generous cabinetry, a large island, and a spacious pantry. Bathed in natural light, the space is both highly functional and stylish. Additional main-floor highlights include a convenient laundry room, a full bathroom, a generously sized second bedroom, and a spacious primary suite complete with a 4-piece ensuite and a large walk-in closet. The fully developed lower level provides even more living space, featuring two additional bedrooms, another full 4-piece bathroom, a versatile flex room, and a large family/rec room that is perfect for entertaining or relaxing. Further enhancements include central air conditioning, in-floor heating in the basement, and water conditioning equipment. Outside, you'll discover a private oasis with an expansive covered deck overlooking a beautifully landscaped, fully fenced yard filled with mature shrubs and perennials. Raised garden beds add to the charm, making this a great space for enjoying the warmer months with family and friends. The attached double garage is complemented by an extra-large concrete parking pad in front and plenty of room for an RV on the side. This turn-key property is meticulously maintained and a true pleasure to show.