



**430062 Range Road 252**  
**Rural Ponoka County, Alberta**

**MLS # A2303632**



**\$949,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 2,620 sq.ft.                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | None                                      |               |                   |
| <b>Lot Size:</b> | 1.93 Acres                                |               |                   |
| <b>Lot Feat:</b> | See Remarks                               |               |                   |

|                    |                                 |                   |                           |
|--------------------|---------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Hot Water | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Vinyl Plank                     | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | 3-43-25-W4                |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | CR                        |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks                     |                   |                           |

**Inclusions:** All blinds and window coverings, central air conditioning unit, central vac and attachments, bar fridge, water softener, firepit, green house, 12x20 storage shed, garden shed, shop shelving

Have you been looking for a stunning custom-built home on an acreage just minutes from town? Well look no further! This sought after property is perfectly situated in a quiet and picturesque setting just minutes from town, offering the ultimate in privacy and convenience. Cleverly designed with a spacious and bright floorplan, this home showcases quality craftsmanship and beautiful finishes throughout, along with the added comfort of central air conditioning for those warm summer months. The well-appointed kitchen is a true centerpiece, featuring granite countertops, abundant cabinetry, and plenty of workspace, making it both functional and inviting. Just off the kitchen, the generous dining area is perfectly suited for hosting family gatherings and entertaining guests. The main floor living room is nothing short of impressive, highlighted by a striking brick-surround fireplace and expansive windows that flood the space with natural light. Enjoy the convenience of a main floor laundry room and a stylish half bath. The main level is further complemented by a luxurious primary bedroom retreat, complete with a large walk-in closet, dual vanities, and private access to a covered walkout deck, an ideal place to relax while overlooking your serene and private backyard. Upstairs, the home continues to impress with two spacious bedrooms, each featuring their own walk-in closets, along with a beautifully designed sitting area that overlooks the living room below. A full bathroom completes this upper level, offering both functionality and style. The fully developed walkout basement expands your living space even further, offering a large family room, recreation area, additional bedroom, full bathroom, and a versatile den with a wet bar that is perfect for entertaining. A dedicated workout room with its own 3-piece bathroom adds an extra level of convenience and flexibility. Outside, the property truly

shines. The beautifully maintained yard provides a peaceful and private setting to enjoy the outdoors, while the welcoming front covered porch offers the perfect place to relax and unwind. A heated garage/shop adds exceptional value, offering ample space for vehicle storage, hobbies, or workshop needs. This property combines luxury, space, and location making it an incredible opportunity to enjoy refined living in a tranquil setting just minutes from town.