



**1 -251061 Township Road 431A
Rural Ponoka County, Alberta**

MLS # A2308585



\$899,000

Division:	Holt Country Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,820 sq.ft.	Age:	2015 (11 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	7.00 Acres		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: All blinds and window coverings, 2 garage door openers and 2 controls, tack room with horse shelter, stock waterer, barn with loft (24' x 16'), lean to, greenhouse, extra flooring (boxes), book shelves in basement, murphy bed and bookshelves

Your Acreage Awaits! This spacious parcel with a custom-built 2015 bungalow, offers the perfect combination of peaceful country living and convenient proximity to town. Set on 7 acres, the property is fully perimeter-fenced and already set up for horses and a few sheep. The home features 1,819 square feet on the main floor with a fully finished basement, and was designed with ICF for efficiency. There is a total of 7 bedrooms and 4 baths! Several of these flexible rooms can easily be converted into a home office, music room, games room, or additional guest space, making it an ideal home for a large family. The bright, open-concept main floor is flooded with natural light from large windows throughout. At the heart of the home is a welcoming kitchen with ample cabinetry and a generous center island, perfect for family gatherings. The primary bedroom boasts a 4 pc ensuite and walk in closet with 3 more bedrooms completing the main floor. A large mudroom and convenient main-floor laundry add everyday practicality, while the oversized deck offers a wonderful outdoor space. Some key features to the home are the stunning engineered wide plank hickory hardwood throughout the main floor. Outside, this hobby farm aspect includes multiple corrals, a barn with loft, tack room with horse shelter, stock waterer, dog run, and a greenhouse. Mature perennials, productive apple trees, and raspberry bushes enhance the grounds, and the home is nicely offset from the road with peaceful green space directly across the street. A HUGE attached heated SHOP (57' x 22') provides excellent storage or workspace for additional vehicles or a home-based business. There is also a heated attached double garage. This rare turn-key country property that is less than 10 minutes to town is ready for your family to enjoy.