



1-260077 Twp Rd 422
Rural Ponoka County, Alberta

MLS # A2309223



\$1,120,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,708 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	10.65 Acres		
Lot Feat:	Irregular Lot, Many Trees, Native Plants		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Water: Well

Floors: Vinyl

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, ICFs (Insulated Concrete Forms)

Zoning: CR

Foundation: ICF Block

Utilities: -

Features: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: (3) Black arched-top cabinets, all closet cabinets and organizers

If you have been searching for Classic elegance in a Stunning new home with ultimate privacy & this is it! This custom home is warm, crisp and extremely well planned; situated on 10.65 acres of ultra-private land with mature spruce trees, some open pasture and partial fencing & Just North of Morningside & giving you quick access to Highway 2A. An XL 24x38 Garage with (2) tall doors gives you ample space to park and work. Inside - the large mudroom is meant for a family with a Half bath for quick access! Commercial grade LVP throughout the home means you won't have to worry about little feet or wear and tear. Inside the open living space you will find THE most thoughtful kitchen: walk-in pantry, optional breakfast nook (or future coffee bar/wine/extra prep. Space) and Massive island. Open the cabinets and drawers to see the amazing features and pull-outs!! Warm and Classic & that is this home in a nutshell. The living room includes a jaw-dropping vaulted ceiling with beams, tons of natural light from the TRIPLE pane windows and plenty of room to gather. The main floor consists of a primary bedroom, den, walk-in closet and large ensuite. Downstairs in the Fully Finished basement you will find 3 more Generous sized bedrooms, a full bathroom, separate laundry room with sink, a wood burning stove (Check out the Wood storage room!!) and a cold-room/optional storage spaces. Outside you can enjoy the west facing deck, and newly seeded lawn where you will have tons of room to play before heading out into your very own private forest with tons of mature spruce, partial fencing and room for your 4-legged friends. Plenty of room for future development of your barn or shop & Located in the wonderful county of Ponoka & this home is the perfect blend of country life and high-end elegance.