



252072 Township Road 431A  
Rural Ponoka County, Alberta

MLS # A2310168

**\$2,950,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,049 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	8 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Electric Gate, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	4.72 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Other, Paved		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Marble, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-43-25-W4
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** 3 fridges, duel fuel stove in kitchen, 2 wall ovens in pool kitchen, gas counter top stove in pool area, stove/oven in guest house, 4 microwaves, 3 dishwashers, 3 washers, 3 dryers, all blinds and window coverings, 5 garage door openers and 5 controls, 2 bar fridges, barbeque in pool area, 2 central vac units and attachments, 2 central air conditioning units, inground sport swimming pool and hot tub with power pool cover, waterfall feature in pool area, 2 storage sheds (one with 8' overhead door), control 4 automation system, security system with 16 cameras, 2 power gates with 2 remotes, sump pump, irrigation system, starlink internet dish and system, wine rack in cold room, 8 TVs, all tv brackets, 2 water softener systems, 2 boiler and 2 "On Demand" hot water systems, furnishings (negotiable)

This spectacular executive estate offers the ultimate in luxury living and entertaining, set on a beautiful and private, 4.2 acre parcel with mature trees, only minutes to town. This custom built Bungalow with over 10,000 sq. ft of developed living space on property, showcases exceptional attention to detail, and an extensive renovation in 2010, that includes a top of the line indoor sport pool! This home is loaded with high-end finishes throughout the finished living space that must be seen to appreciate! The main floor showcases an impressive open-concept design with vaulted ceilings, a combination of hardwood, tile, and marble flooring, and a gourmet kitchen featuring granite counters, a large central island, dual-fuel stove, and walk-in pantry. It flows seamlessly into generous living areas, complete with a gas fireplace, wet bar, and expansive balcony overlooking the backyard oasis. The fully finished walk-out basement is an entertainer's dream, boasting a large recreation room, wet bar, steam room, jetted tub, gas fireplace, in-floor heating, and a separate exterior entrance for added versatility. This is truly an exceptional property that also features a world-class inground, indoor swimming pool, and hot tub with power cover, waterfall feature, along with another full kitchen with highend appliances on the deck area for the best of the pool parties! There is also a fire pit, misting system, and multiple patios. The meticulously landscaped yard offers complete privacy and is perfect for both relaxation and large-scale entertaining. Additional highlights include a double heated attached and a triple heated detached garage with carriage house above, in-floor heating supported by two boilers and two on-demand hot water systems, two central vacuum units, paved driveway, an irrigation system, power entry gates, and so much more. This rare property is being sold with a

comprehensive list of inclusions, including all major kitchen appliances, three full sets of laundry equipment, all window coverings, multiple televisions, complete pool and spa equipment, the security system with cameras, Control 4 Automation system, Starlink internet, two water softeners, and furnishings which are negotiable.. The majority of the spacious bedrooms boast ensuites, and the primary suite is impressive! A true one-of-a-kind offering that delivers privacy, luxury, and turn-key living at the highest level. Too many bells and whistles to list them all!