



**9 Creek Road
Rural Ponoka County, Alberta**

MLS # A2316421



\$825,000

Division:	Wolf Creek Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,403 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.25 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Gazebo, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-42-26-W4
Exterior:	Stucco	Zoning:	RR
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 TV mounts, Gazebo, Shed, Playhouse, Basement Fridge, Chest Freezer, Water Filtration System, Pool Table, Pergola on Deck

Experience the perfect balance of privacy, nature, and modern comfort at 9 Creek Road, a beautifully maintained bungalow nestled on 1.25 acres in the prestigious community of Wolf Creek Estates. Backing directly onto the creek and surrounded by mature landscaping, this exceptional property offers the tranquility of country living while being just minutes from town. Step inside to a bright, welcoming entryway where stunning oak hardwood floors set the tone for the home's warm and inviting atmosphere. The spacious living room is centered around a cozy gas fireplace, creating the perfect gathering space for family and friends. The kitchen features beautiful quartz countertops, ample workspace, and an ideal layout for both everyday living and entertaining. Adjacent to the kitchen, the sun-filled dining area overlooks the backyard and expansive deck, offering picturesque views in every season. The main floor boasts a spacious primary retreat complete with a private ensuite featuring a large walk-in shower. Two additional bedrooms, a full bathroom, and convenient main-floor laundry provide functional living for families of all sizes. The fully finished walkout basement expands your living space with a large family room that overlooks the beautifully landscaped backyard. Heated basement floors add year-round comfort, while two additional bedrooms and a third full bathroom create the perfect setup for guests or a home office. Outside, the property truly shines. Enjoy summer evenings on the massive newer back deck, complete with a gas line for your BBQ. The meticulously maintained grounds feature underground sprinklers in both the front and back yard, a charming gazebo, playhouse, and storage shed. The attached double garage is equipped with in-floor heat, adding both comfort and convenience. Additional upgrades include new central air

conditioning, a new furnace humidifier, a recently serviced furnace, ICF Foundation, new windows on the southwest side of the main floor and an Iron Eater water treatment system. Offering space, luxury, and an unbeatable natural setting, this remarkable Wolf Creek Estates property is a rare opportunity to enjoy acreage living at its finest.