



16, 422073 Range Road 284
Rural Ponoka County, Alberta

MLS # A2319143



\$999,900

Division:	Chalmers		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,099 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Carport, Single Garage Detached		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Private		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-42-28-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BLINDS, HOT TUB

CUSTOM BUILT 2-STOREY BY COLBRAY HOMES ON 4.99 ACRES ~ FULLY DEVELOPED WITH 2,098 SQ. FT. ABOVE GRADE, 6 BEDROOMS (4 up, 2 down), 4 BATHROOMS ~ WALKOUT BASEMENT ~ MINUTES TO THE LAKE ~ Pride of ownership shines in this newly built custom home that's loaded with upgrades and stylish finishes throughout ~ Covered front veranda spans the entire width of the home and features a charming swing that overlooks the front yard ~ Bright and spacious foyer welcomes you ~ The kitchen offers an abundance of custom cabinetry with crown moulding, extra large storage drawers and gold hardware; ample stone countertops including a peninsula with an eating bar; apron front cast iron sink; upgraded stainless steel appliances (waterline to fridge); a stylish stove alcove with tile; and a walk-in corner pantry ~ Easily host large gatherings in the spacious dining room featuring large south and west windows that fill the space with natural light ~ Archway leads to the huge living room with board and batten trim, more large windows with lake views, and patio door access to the massive south facing deck with a screened-in sunroom and stairs to the lower level patio and backyard ~ Convenient main floor laundry has built-in cabinets and a folding counter ~ 2-piece main floor bathroom located next to the bright and spacious mudroom with a built-in bench, coat closet, and easy access to the carport and garage ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk-in closet with built-in organizers, and a spa-like ensuite featuring a stand-alone soaker tub, oversized dual vanity with stone countertops, built-in shelving, and a walk-in shower with a tile surround and a bench ~ 3 additional bedrooms are located on the same level as the primary bedroom and share a 4-piece bathroom with

an oversized vanity and a linen closet ~ The fully finished walkout basement has high ceilings, large above-grade windows and operational in-floor heat ~ Large family room has garden door access to the covered lower patio that spans the entire width of the home, has lake views, and includes a hot tub ~ 2 generous-sized bedrooms (for a total of 6) share a 4-piece bathroom ~ Utility room and storage space complete the basement ~ 24' x 24' carport and a 24' x 12' detached garage ~ Located on 4.99 acres, this property offers tons of space to create your own country oasis ~ Minutes to Gull Lake boat launch, and Meridian Beach, with easy access to Gull Lake and Highway 2 ~ Move-in ready!