



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

#38 431003 Range Road 260
Rural Ponoka County, Alberta

MLS # A2320412



\$925,000

Division:	Country Ridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,720 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4
Garage:	Front Drive, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Back Lane, No Neighbours Beh		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-43-25-W4
Exterior:	Composite Siding, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, central vac and attachments, 3 garage door openers and 3 controls, water softener system, storage shed

Skip the build and move right into this stunning nearly new bungalow! Just minutes from town, this impeccably finished home offers the perfect mix of modern elegance and peaceful country living. Step inside to discover a bright open-concept layout with dramatic vaulted ceilings, a warm welcoming foyer, and a fresh neutral color scheme that creates a light and airy feel throughout. A highly functional mudroom with custom built-in storage and hooks offers excellent organization and easy access from the oversized triple attached garage. The chef-inspired kitchen is a true standout, featuring crisp white cabinetry with soft ambient lighting, beautiful quartz countertops, a large sit-up island, and a spacious walk-in pantry with bonus workspace. It is equipped with premium stainless steel appliances, including two built-in wall ovens and a discreet cabinet-front dishwasher. The adjacent dining area provides ample space for entertaining and flows directly out to the semi-covered back deck. The sun-filled living room boasts expansive windows, attractive vinyl plank flooring, and a cozy wood-burning stove complete with a high-efficiency Heatilator system — ideal for cutting heating costs while delivering warmth and charm during cooler evenings. Thoughtful upgrades like stylish light fixtures and quality hardware elevate every space. This well-planned home offers five bedrooms and four bathrooms. The primary suite is a private sanctuary with a generous walk-in closet and a luxurious five-piece ensuite featuring dual vanities, a deep soaker tub, a stunning tiled shower, and plenty of natural light. The fully developed lower level delivers outstanding extra living space, including three additional bedrooms, a massive recreation room with a roughed-in wet bar, and a practical laundry room complete with a stainless steel sink, freestanding cabinet, shelving, and loads of storage. In-floor heating

ensures comfort year-round, while the fourth bathroom is roughed in for a future sauna. The expansive 30' x 35' attached garage provides abundant room for vehicles, tools, and recreational gear and is prepped for a future heater. Outdoors, enjoy total privacy with no neighbors behind you. Hundreds of recently planted lilac bushes and young trees are already establishing a beautiful, secluded backyard oasis. Conveniently located with quick access to Highway 2, Edmonton, and Red Deer, this property also offers the family-friendly perk of school bus pickup right at the driveway. Built with exceptional craftsmanship and attention to detail, this move-in ready bungalow is the ideal combination of contemporary comfort, smart functionality, and serene country living.