



**GRASSROOTS**

REALTY GROUP

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**45 Morning Meadows Drive  
Rural Ponoka County, Alberta**

**MLS # A2321547**



**\$849,000**

<b>Division:</b>	Morning Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,962 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	4.05 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-42-26-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, See Remarks		

**Inclusions:** All blinds and window coverings, central air conditioning, central vac and attachments, separate heat pump (A.C) in studio, greenhouse, gazebo, all library shelving in basement, built in shelving in shop, attached wood shed, garden shed, out building, stock waterers, 1 sea can, security equipment

Nestled on a private 4+ acre parcel in sought-after Central Alberta, this nicely maintained home offers an enviable blend of peaceful country living and modern comfort. Mature trees frame the expansive, beautifully landscaped property, creating a serene and private retreat ideal for outdoor gatherings, horse interests, or simply unwinding in nature. From the moment you arrive, the pride of ownership shines through in every detail of the property. Step inside to discover a bright, open main floor accented by beautiful hand-scraped acacia hardwood flooring. The welcoming living room, centered around a stylish electric fireplace, flows effortlessly into the well-equipped kitchen and sun-filled dining area. The kitchen boasts generous cabinetry, ample counter space, soft-close drawers, and a functional layout that makes meal preparation a pleasure, while the updated dining room window floods the space with natural light, that is perfect for family dinners and entertaining guests. Completing the main level is a spacious primary bedroom with a private ensuite and oversized closet, a dedicated home office, and a convenient main-floor laundry room. A renovated studio space, also equipped with in-floor heating and its own heat pump system, offers excellent potential for a variety of uses including a home business, or hobby room. The fully developed basement significantly expands the living space, featuring a large rec room with in-floor heating, a striking feature wall, and custom built-in library shelving. Two additional generously sized bedrooms and a full bathroom complete the lower level. This home has benefited from numerous quality upgrades over the years, including a new composite deck, RO water filtration system at the kitchen sink, a new dishwasher, a complete basement renovation, furnace heat pump with central air conditioning, studio heat pump and air conditioning, gas

heating extended to the shop, a new septic field pump installed in 2024, a new dining room window, top-grade spray-in insulation, and a refurbished water softener in 2025. Further highlights include a massive 3-bay shop with shelving and a heated workshop area, a corral with shelter, a productive garden and greenhouse, established fruit trees (apple, crabapple, and Saskatoon berry) along with newer cherry trees, a durable 50-year metal roof, and abundant storage options including a sea can. Offering a thoughtful design, practical upgrades, and exceptional outdoor space with stunning views in a quiet setting; this property presents a truly one of a kind lifestyle opportunity for those seeking both comfort and space.