



GRASSROOTS
REALTY GROUP

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45 Bruhn Bend
Rural Ponoka County, Alberta

MLS # A2322158



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,334 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Faces Front, RV Access/Parking		
Lot Size:	1.53 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Environmen		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-42-1-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Draperies and Rods

Experience the perfect blend of country living and modern comfort on this exceptional 1.53-acre property backing directly onto 30 acres of municipal reserve land. Ideally situated in the desirable community of Westview Estates, you'll enjoy easy access to outdoor recreation with three boat launches within two miles, the beach just one mile away, and Gull Lake Golf Course only a half-mile from your doorstep. This stunning ranch-style home showcases attractive white LP SmartSide siding with striking gable accents and offers breathtaking views from every angle. Relax and entertain on the expansive wraparound deck while taking in the peaceful natural surroundings. The oversized attached double garage is fully finished and equipped with a floor drain, providing ample space for vehicles, toys, and storage. Inside, the bright open-concept floor plan features soaring vaulted ceilings, durable luxury vinyl plank flooring, and an abundance of natural light. The spacious living room is highlighted by a charming dormer window and a beautiful stone-faced gas fireplace that creates a warm and inviting atmosphere. The thoughtfully designed kitchen combines style and functionality with two-tone maple cabinetry, elegant quartz countertops, stainless steel appliances, and a large island with seating. The adjoining dining area opens directly to the deck through sliding patio doors, making indoor-outdoor entertaining effortless. The primary retreat offers direct access to the rear deck and serves as a private sanctuary. Unwind in the spa-inspired ensuite featuring a soaker tub, stunning tiled glass shower, and an impressive walk-in closet. A second generously sized bedroom provides flexibility for guests, family, or a home office. Completing the main level are a full 4-piece bathroom and convenient laundry area. The walkout basement presents endless possibilities for future

development, with a bathroom already roughed in and a sump pump installed. Additional conveniences include garbage collection service, school bus access, and a county-maintained road that is regularly plowed and planned for future paving. Commuting is easy with Rimbey only 10 minutes away, Bentley 15 minutes, Ponoka and Lacombe 20 minutes, Sylvan Lake 25 minutes, Red Deer 30 minutes, Edmonton just over an hour, and Calgary approximately two hours. Whether you're exploring the reserve's walking trails, sledding from your backyard, biking to the beach, or simply enjoying the tranquility of acreage living, this remarkable property offers a lifestyle that's hard to match. Don't miss this opportunity to make your acreage dream a reality.