



GRASSROOTS
REALTY GROUP

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255038 Township Road 434
Rural Ponoka County, Alberta

MLS # A2322540



\$2,900,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,597 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 3 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	10.21 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Other, Pasture, Paved, See Remarks		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Concrete, See Remarks, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	30-43-25-W4
Exterior:	Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, See Remarks, Smart Home, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 2 Fridges, stove, 2 wall ovens, microwave, 3 dishwashers, 2 washers, 2 dryers, all blinds and window coverings including power blinds, 5 garage door openers and 5 controls, 2 bar fridges, built in barbeque, central vac and attachments, 2 central air conditioning units, grain bin, horse shelter, irrigation system, water conditioning equipment including softener and RO system, control 4 automation system, steam shower unit, hot tub and accessories, exterior power screens, heat recovery ventilator in shop, generator, above ground swimming pool with deck, firepit with bench seating, theatre room, projection TV, security system.

Unparalleled craftsmanship shows in this 2011 custom built, one owner, concrete executive home on 10.21 acres. Offering 6,832 sq. ft. of meticulously finished living space across three levels. Superior concrete construction provides outstanding durability, exceptional sound insulation through concrete floors, and lasting peace of mind against Alberta's variable weather, while high-end finishes are showcased throughout. A huge, inviting front entry with tile flooring sets a grand first impression, flowing into a living room boasting soaring ceilings and an impressive modern chandelier. This home is flooded with natural light from plentiful windows dressed in custom blinds and power shades. The gourmet chef's dream kitchen featuring quartz countertops, tile backsplash, abundant cabinetry and counter space, stainless steel appliances and an adjacent butler's pantry. The main-floor primary suite is a true retreat, complete with a coffered ceiling, massive walk-in closet featuring exquisite organizers with drawers, shelving, and hanging rods, plus a spa-like ensuite with a huge soaker tub and private steam room. Upstairs, three additional bedrooms, all with walk-in closets, along with two baths including a convenient Jack-and-Jill bathroom with dual vanities, provide generous space for family and guests. The laundry room with two washers, two dryers, cabinets, and countertops offer additional convenience. There is also a practical mudroom with separate lockers. Downstairs is the ultimate entertainment space, featuring a games room, sit up bar, TVs, seating areas, and a fireplace. A theatre room paired with the integrated Control4 smart home system delivers seamless, state-of-the-art entertainment and whole-home control. Year-round comfort comes from in-floor heating throughout the house and shop, two central air conditioning units, a high-velocity

air handling system, central vac with attachments, and a reverse osmosis water system. The home is roughed in for an elevator for future accessibility. You will be impressed with the heated, oversized, triple attached garage with access to basement and main floor. Outside, the property shines with professionally landscaped grounds, concrete edging, paved driveway, concrete patios and decks with power screens, a full irrigation system, an above-ground swimming pool, a firepit with bench seating, and a built-in BBQ. The showstopper is the massive 68.9 x 48.8 heated shop complete with water, heat recovery ventilator, and generator backup. There is also a horse shelter, grain bin, and fenced areas for animals. Hail-proof concrete tile roofs protect both the residence and shop, while beautiful landscaping completes this private setting. This is a sophisticated, built-to-last sanctuary designed for those who value quality, convenience, ultimate luxury, and the Alberta lifestyle at its finest. Located less than an hour to Edmonton or Red Deer with easy access to the highway 2 corridor, this executive property is truly a rare find.