



**GRASSROOTS**  
REALTY GROUP

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**539 Summer Crescent**  
**Rural Ponoka County, Alberta**

**MLS # A2328089**



**\$1,449,500**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Meridian Beach                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 2,884 sq.ft.                                                                | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Additional Parking, Asphalt, Boat, Double Garage Detached, Drive Through, D |               |                   |
| <b>Lot Size:</b> | 0.49 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, F  |               |                   |

|                    |                                                                                                                                                                          |                   |                                              |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | Central, In Floor, Forced Air, Natural Gas                                                                                                                               | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                           | <b>Sewer:</b>     | Public Sewer                                 |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                          | <b>Condo Fee:</b> | -                                            |
| <b>Basement:</b>   | Full                                                                                                                                                                     | <b>LLD:</b>       | 12-42-1-W5                                   |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame                                                                                                                                             | <b>Zoning:</b>    | LR                                           |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                          | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Bar, Built-in Features, Central Vacuum, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |                   |                                              |

**Inclusions:** Fridge X2, Bar Fridge, Gas Range, Wall Oven & Warming Drawer, Microwave X2, Hood Fan, Built-in Dishwasher X2, Washer, Dryer, Central Vacuum w/ Attachments X2, all Window Coverings, Garage Door Opener X3 & 3 Remote(s), Boat Dock & Canal Access (Boat Slip/Dock) #53 & #54 on canal, Billiard/Pool Table (includes light & all Accessories - Balls, Triangle, & Cues), Pool Chairs X4, Water Softener, RO (Kitchen Tap & Fridge), AC, Gemstone Outdoor Lighting System, Security System (no contract)

Welcome to 539 Summer Crescent — a custom-built, year-round executive residence offering an unmatched lifestyle in Meridian Beach, Gull Lake's most sought-after lakefront community. Set on a rare double lot of nearly half an acre, this property sits directly on the canal with a private 56' x 6' double dock delivering immediate boat access to Gull Lake right from your backyard, with the playground and beach entry directly across the street. The community's two white sand beaches, tennis/pickleball and volleyball courts, community hall, general store, and restaurant are all moments away — plus a year-round calendar of events including the beloved Canal Days. Centrally located between Calgary, Edmonton, and Red Deer, this is the escape you've been looking for. The real stone and acrylic stucco exterior, Gemstone outdoor lighting, immaculate circular driveway with extra-thick 4" asphalt, and pristine irrigated landscaping create unforgettable curb appeal. The oversized 47' x 28' heated detached garage (1,284 sq ft) features three doors with openers, 220V power with a 50-amp plug, and room for every toy imaginable. Unwind in the stunning 22' x 14' three-season sunroom — stone-faced wood-burning fireplace with gas log lighter, custom screened enclosure, entirely mosquito-free! Inside, over 4,500 sq ft of meticulously maintained living space impresses at every turn: soaring ceilings, luxury engineered hardwood flooring, custom black walnut cabinetry with dovetail drawers, real wood built-ins, Hunter Douglas blinds, and heated tile floors in every bathroom. The open-concept main floor is anchored by a stone-surround gas fireplace with canal views, while the chef's kitchen delivers a gas range, electric wall oven, warming drawer, granite countertops, tile backsplash, custom cabinetry with peninsula, garburator, and RO system. Massive

12'-deep front and rear decks, gas-plumbed with beautiful railings. The primary suite features a walk-in closet, 4-piece ensuite, and French doors to the sunroom. Two additional main floor bedrooms (one as south facing office) &mdash; one with its own French doors to the rear deck &mdash; plus a 3-piece guest bath, and main floor laundry with custom cabinetry complete this level beautifully. The loft stuns with west-facing Gull Lake views through transom windows, built-ins, and a wet bar with bar fridge &mdash; plus a large bedroom and 4-piece bath ideal as a private guest area. The fully developed basement adds 9' ceilings, two large bedrooms, 3-piece bath, a kitchenette with full-size fridge and dishwasher, second living room, and a games room with included pool table, stools and stained-glass light. Additional features: A/C, two high-efficiency furnaces, new hot water tank (2025), water softener, central vac with two sets of attachments, underground irrigation, security system for home and garage, and every appliance included. This is Gull Lake living at its absolute finest.