



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6 - 425063 Range Road 254
Rural Ponoka County, Alberta

MLS # A2328102



\$999,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,585 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	8.48 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Other, Private		
Heating:	In Floor, Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-42-25-W4
Exterior:	Log	Zoning:	Country Residential Hobby
Foundation:	Wood	Utilities:	-

Features: Beamed Ceilings, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All blinds and window coverings, 2 garage door openers and 2 controls, barns, horse shelter with tack room, horse shelter, storage shed, new automatic heated stock waterer (2025)

Experience exceptional country living just one mile from town with this beautifully crafted 1,585 sq. ft. custom milled-log bungalow, perfectly situated on 8.48 acres at the end of a quiet no-through road. Offering privacy, convenience, and outstanding amenities for both family and horses, this impressive acreage is truly move-in ready. The warm and inviting interior features an open-concept with soaring ceilings, expansive windows, and an abundance of natural light. A cozy wood stove creates a welcoming focal point in the spacious great room, while the fully equipped kitchen provides an ideal setting for everyday living and entertaining. Large windows overlook the scenic landscape, mature perimeter trees, and expansive wraparound deck. The primary bedroom is a relaxing retreat with garden doors opening directly onto the deck, which is perfect for enjoying your morning coffee and peaceful country views. Accent windows fill the room with natural light, while a walk-in closet and deluxe four-piece ensuite with a steam shower add comfort and convenience. Two additional spacious bedrooms and another full bathroom complete the main level. A striking diamond willow railing and handcrafted log staircase lead to the fully developed walkout basement, where quality finishes continue throughout. The lower level is in the process of a renovation, and offers two more bedrooms, a generous family room, bathroom, laundry room, and direct access to the heated and insulated attached garage. In-floor heating provides added comfort throughout the lower level. The outdoor spaces enhance both function and enjoyment. Recent upgrades include a 12' x 12' powered storage shed, and landscaping. Gravel has been added beneath the rear deck, while washed rock and a drainage barrier have been installed beneath the front deck. Pipe fencing surrounds the property and

horse paddocks, creating a secure and well-planned setup for livestock. Equestrian amenities include a 24' x 14' insulated steel horse shelter with power and a hydrant, a horse shelter with tack room, barn, an energy-efficient livestock waterer, and durable metal gates throughout. You will love the outdoor arena for riding pleasure! Located right close to pavement and minutes from town, and the Calnash Ag Event Center, this 7 acreage combines rustic character, quality craftsmanship, modern comfort, and an exceptional horse setup, which is a rare find! This remarkable property is ready to welcome your family and four-legged companions.