



GRASSROOTS
REALTY GROUP

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421026 Range Road 284
Rural Ponoka County, Alberta

MLS # A2328402



\$772,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	2,069 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage, Oversized, Parking Pa		
Lot Size:	2.19 Acres		
Lot Feat:	Back Yard, Front Yard, Lake, Landscaped, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	Holding Tank, Private Sewer, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-42-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	High Speed Internet
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, electric stove, microwave hoodfan, dishwasher, washer, dryer, garage heater, 2 x garage door openers w. remotes, shelving & storage in garage, central A/C for upper addition, gas fireplace, lighting fixtures, ceiling fans, trampoline, playset "as is", satellite dishes

Overlooking wide open spaces to the east & breathtaking lake views to the west, this custom built home features the family layout you have been searching for! Acacia hardwood flooring, hand scraped with walnut finish connects the generous entertaining & dining spaces with the most aw-inspiring views. Enjoy ultimate privacy of the luxurious primary suite on the north end of the home while the south boasts a spacious upper deck, 3 excellent sized bedrooms & cozy lounging area. The walkout basement boasts 2 more large bedrooms, generous lake views, spacious bathroom & recreation space. Outdoors, enjoy proximity to Gull Lake & Meridian Beach coupled with central convenience to Rimbey, Lacombe & Ponoka. ~6 Bedrooms ~4 Bathrooms ~Luxurious Must See Addition (2010) ~Large Primary Suite ft. Private Deck, Walk Thru Closet & 4 Pc Ensuite ~Open Concept Kitchen Dining Space Featuring Pantry, Elongated Breakfast Bar & Option for Gas Stove ~Incredible Lake Views on Every Floor, Including the Oversized Double Garage!