



GRASSROOTS
REALTY GROUP

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29, 420068 Highway 771
Rural Ponoka County, Alberta

MLS # A2331571



\$1,149,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,823 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached		
Lot Size:	5.16 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, View		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Tile

Roof: Metal

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 4-42-1-W5

Zoning: CR

Utilities: -

Inclusions: Fridge, dishwasher, built-in double wall oven, gas cooktop, washer, dryer, mini fridge/bar fridge, two small freezers, air conditioner, hot tub, Gazebo furniture, alarm system

Welcome to your own private retreat in sought-after Paulsen's Estates, where 5.16 beautifully landscaped acres create a peaceful, park-like setting minutes from Gull Lake. Framed by mature spruce, poplar, and ornamental trees, the property offers exceptional privacy, sweeping countryside views, meticulously maintained lawns, perennial gardens, meandering pathways, decorative stonework, and multiple spaces designed for relaxing and entertaining outdoors. Inside, this thoughtfully updated bungalow offers 1823 sq. ft. above grade, plus a fully developed walkout lower level, providing more than 3,400 sq. ft. of finished living space. The bright main floor features an inviting open layout, updated kitchen cabinetry and island completed through Alair Homes, travertine flooring throughout the kitchen, dining area and entrance, and newer laminate flooring installed over the original hardwood. A custom stacked-stone fireplace creates a striking focal point, while expansive windows capture the surrounding landscape. The home offers three bedrooms and three full bathrooms, including a spacious primary retreat with a three-piece ensuite. Downstairs, the walkout level provides two additional bedrooms, a large family and recreation area, a wet bar, and an upgraded enclosed sunroom that extends the living space into the beautifully designed backyard. Outdoor amenities are truly exceptional. Enjoy the screened vinyl gazebo with composite decking and poly windows, stamped concrete patios, custom stone fireplace, oversized firepit area, fenced metal-rail dog run, natural gas BBQ line and a two-year-old Michael Phelps hot tub. The triple attached garage features in-floor heating, while the upgraded asphalt driveway, two yard hydrants, air conditioning and lifetime-warranty metal shake roof add lasting comfort and value. From quiet mornings surrounded by

nature to evenings gathered around the fire, this one-of-a-kind acreage offers the space, privacy and peaceful lifestyle you dream of, all within easy reach of Gull Lake.