



GRASSROOTS
REALTY GROUP

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425062 Range Road 250
Rural Ponoka County, Alberta

MLS # A2333957



\$920,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,401 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	5.68 Acres		
Lot Feat:	Garden, Landscaped, Many Trees, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Water: Well

Sewer: Septic Field

Condo Fee: -

LLD: -

Zoning: CR

Utilities: -

Inclusions: N/A

****Stunning Central Alberta Acreage!**** 5.68 Acres located just minutes from Ponoka, this exceptional custom-built 1,400 sq. ft. walk-out bungalow offers breathtaking westerly views and a beautifully landscaped, park-like setting. Thoughtfully designed to capture the scenery, the open-concept main living area is filled with natural light through expansive windows, creating a warm and inviting atmosphere. The incredible yard is the result of years of careful planning and craftsmanship, featuring mature trees, rock gardens, flowers, and ornamental shrubs that blend together in perfect harmony. Take in the spectacular surroundings from three decks, the welcoming front deck with built-in seating, the private deck off the primary bedroom, or the full-length deck overlooking the backyard. A covered patio off the walk-out basement provides yet another peaceful place to relax and enjoy the outdoors. Inside, the home offers 2 bedrooms on the main level and 2 additional bedrooms downstairs. A spacious front entry welcomes you into the heart of the home, where the custom hickory kitchen showcases quality cabinetry, a large island with extra-deep drawers, raised dishwasher, corner pantry, and gas stove. Beautiful hickory hardwood flooring, a vaulted ceiling, and a cozy gas fireplace complete the bright and spacious living area. The primary bedroom features generous closet space and direct access to its own private deck. The oversized main bathroom includes a jetted tub, separate shower, abundant cabinetry, and rough-in plumbing for a second sink. A convenient 2-piece bathroom with main floor laundry completes the main level. The fully finished walk-out basement has in-floor heating and features oversized windows that provide excellent natural light throughout the large family room, recreation area, two additional bedrooms, and a spacious 3-piece bathroom. The mechanical room

offers ample storage space. Car enthusiasts and hobbyists will appreciate the heated double attached garage, along with the impressive 22' x 33' heated detached shop/garage with insulated concrete construction. The property is also equipped with a second water well and multiple hydrants for convenient yard irrigation. The west half of the property is currently seeded to hay, offering endless possibilities for horses, livestock, hobby farming, gardens, orchards, or simply additional open space. This is a rare opportunity to own a meticulously maintained acreage where exceptional craftsmanship, outstanding landscaping, and peaceful country living come together in one remarkable property.