



GRASSROOTS
REALTY GROUP

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**4203 41 Street Close
Ponoka, Alberta**

MLS # A2336455



\$595,000

Division:	Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: All blinds and window coverings, basement fridge, central air conditioning unit, central vac and attachments, water conditioning equipment with reserve osmosis, playhouse, 1 garage door opener and 1 control, security system equipment, 3 cameras

Discover this exceptional 1,457 sq. ft. custom-designed executive bungalow nestled on a quiet cul-de-sac. This one-of-a-kind home offers superior quality construction and an inviting, thoughtfully planned floor plan that is a rare find on the market. From the moment you arrive, you'll be impressed by the oversized concrete driveway with ample RV parking, gorgeous professional landscaping, and the attached double garage featuring in-floor heating, a dehumidifier, wrap-around mezzanine storage, and a newer overhead door. Step inside and feel the warm, welcoming atmosphere created by 9' ceilings, warm maple hardwood floors, upgraded finishes, custom window treatments, and clever use of color. Extra windows in the bedrooms, a sun-tunnel skylight, and transom windows flood the home with natural light, while comfort upgrades including central air conditioning, central vacuum, garburator, RO water filtration, in-floor heating, abundant closets (including a dedicated guest coat closet), and a 6' tile-surround soaker tub elevate everyday living. The spacious gourmet kitchen shines with pristine white cabinetry, granite countertops, a generous island, and newer stainless-steel appliances, flowing seamlessly into the dining area with a wall of bay windows and extra cabinetry. The comfortable living room features a natural gas fireplace and opens to the professionally landscaped backyard with mature fruit trees, shrubs, and perennials, fire-pit patio, partly covered deck with gas BBQ hookups, and an adorable custom playhouse. The main floor is completed by the beautiful primary bedroom with walk-in closet and private ensuite, a second well sized bedroom, a 4-piece bathroom, and a convenient main floor laundry/office room. Downstairs, the bright lower level boasts a large recreation/flex room with wet bar ideal for movie nights, games, or gatherings, a 4-piece

bathroom, and two additional spacious bedrooms with large windows and full-size closets, plus plentiful storage and a large utility room. With four bedrooms, abundant living space, exceptional outdoor living areas, and meticulous attention to quality and detail, this unique home offers the comfort, functionality, and room to grow that families or empty nesters alike are looking for!