



GRASSROOTS
REALTY GROUP

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513 Dunes Ridge Drive
Rural Ponoka County, Alberta

MLS # A2338967



\$879,900

Division:	Wolf Creek Village		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,648 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Off Street		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-42-26-W4
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: MICROWAVE

BRAND NEW CUSTOM BUILD ~ FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM BUNGALOW IN WOLF CREEK VILLAGE ~ BACKING ONTO WOLF CREEK GOLF RESORT ~ 30' X 30' HEATED ATTACHED GARAGE ~ Built by Elkabou Homes Inc. and thoughtfully designed with modern, carefully selected finishes throughout ~ Covered front entry welcomes you and leads to a bright and welcoming foyer ~ The open concept main living space is complemented by high ceilings and large windows that fill the space with natural light ~ The custom-designed I-shaped kitchen offers an abundance of cabinet space, high-end quartz countertops including a large island with eating bar, full tile backsplash, window above the sink and huge walk-in corner pantry ~ The dining space is a generous size and offers sliding patio door access to the deck overlooking the golf course and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk-in closet and a 5 piece ensuite with a soaker tub and custom shower ~ 2 additional main floor bedrooms are both a generous size with ample closet space, and are conveniently located near the 4 piece main bathroom ~ 6 mm luxury vinyl plank flooring, custom railing work and modern finishes add to the contemporary feel throughout the home ~ Mud room just off the foyer has a built-in bench, large coat closet and access to the attached heated garage ~ The fully finished basement offers over 1,525 sq. ft. of additional living space, with a large family/media room, 2 king size bedrooms (one with a walk-in closet), a 5 piece bathroom, laundry in its own room with built-in cabinets and a sink, plus space for storage ~ In-floor heating & central air conditioning rough-in ~ 30' x 30' attached heated garage plus tons of additional parking ~ Set on a generous approximately

0.37-acre lot backing onto Wolf Creek Golf Resort, the undeveloped backyard offers a blank canvas to create your ideal outdoor space, with plenty of room for landscaping, gardens, entertaining & recreation ~ Set in a peaceful country setting just minutes from Wolf Creek Golf Resort, Morningside, Lacombe & Ponoka, with quick access to Highway 2 ~ Enjoy the privacy and space of rural living while remaining conveniently close to everyday amenities.