



GRASSROOTS
REALTY GROUP

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107A Wolf Run Drive
Rural Ponoka County, Alberta

MLS # A2340747



\$699,000

Division:	Wolf Creek Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,785 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Golf Cart Garage		
Lot Size:	0.25 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, On Golf Course, Private, See Remarks		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-42-26-W4
Exterior:	Stone, Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: All blinds and window coverings, 1 garage door opener and 1 control, central air conditioning unit, water softener

This stunning luxury 1,785 sq. ft. home backs directly onto the 18th hole of the renowned Wolf Creek Golf Course and is thoughtfully designed for effortless, low-maintenance living. With minimal stairs, a bright and open floor plan, high-end finishes throughout, and golf course views that simply cannot be beat, this exceptional property offers refined modern living in a truly remarkable setting. The main floor is centred around a beautiful chef's kitchen featuring a custom hood fan, top-of-the-line appliances including a gas stove, granite countertops, generous workspace, a walk-in pantry, and solid-wood, soft-close cabinetry. The open-concept living area is equally impressive, highlighted by a striking 12-foot stone gas fireplace with floor-to-ceiling rockwork that creates a warm and inviting focal point. The formal dining room opens directly onto the deck, where glass-panel railings allow you to fully appreciate the incredible views overlooking the golf course. Also located on the main level is a second bedroom complete with its own ensuite, convenient main-floor laundry, hardwood and tile flooring, and an abundance of natural light throughout the home. The primary suite provides a private retreat of its own, with windows overlooking the fairway, a massive closet offering ample shelving and storage, and a luxurious 5-piece spa-like ensuite complete with a relaxing soaker tub and spacious walk-in shower. The fully developed basement continues the same impressive standard of quality and finish found throughout the rest of the home. Plush carpeting and oversized windows fill the lower level with natural light, while a spacious family room with a custom wet bar and wine cellar provides an ideal setting for entertaining. A dedicated theatre room offers the perfect space for movie nights, while a third bedroom, full bathroom, and large finished storage and utility room

provide additional versatility and functionality. Additional interior upgrades include underfloor heating, a water softener, heavy-duty garburator, high-end window coverings, and a complete interior paint refresh completed in 2025. Outside, the property presents beautifully with a stucco exterior, paved driveway, concrete patio, and professional landscaping enhanced by underground irrigation. Practical features include a fully finished and heated double garage, a separate heated golf-cart garage, central air conditioning, and a separation wall between the villas. The foundation was constructed using ICF, providing even further efficiency. This is a rare opportunity to own a meticulously finished, turnkey residence in one of the most desirable locations at Wolf Creek Golf Course. Perfectly suited for empty nesters or seniors seeking an affluent lifestyle at an affordable price, this exceptional home combines comfort, quality, convenience, and unforgettable golf course views in one outstanding package.