$774,900 - 137 Bruhn Boulevard, Rural Ponoka County

MLS® #A2195736

$774,900

5 Bedroom, 3.00 Bathroom, 1,750 sqft
Residential on 1.74 Acres

Westlake Estates, Rural Ponoka County, Alberta

ACREAGE with AMAZING VIEWS OF GULL LAKE! Welcome to this beautiful home with walkout basement. Bursting with incredible details and bountiful square footage, offering 5 Bedrooms and 3 Full Bathrooms! The oversized triple attached garage is heated and provides plenty of indoor parking and project space. The large entry way guides your guests into the expansive living room. The focal point of this room is the fireplace, flanked by twin windows. The kitchen features rich dark cabinetry, including a separate coffee bar for added prep space and storage. Exquisite quartz drapes the countertops, contrasted with glass tiled backsplash. Stainless steel appliances, including a gas range, and wine fridge. Dine inside, surrounded with scenic views for every season. Or step thru the sliding glass doors to enjoy the expansive deck. Anchored with bold beams and accented with gorgeous glass railings. Lounge in the warmth of the west facing sunshine and watch the amazing sunsets over Gull Lake. A second sliding door allows for easy access to the primary suite. Complete with a 5-piece ensuite and wonderful walk-in closet. A second bedroom can be used as a convenient home office. Entering thru the garage gives easy access when unloading groceries. Laundry and a mudroom offer lockers and a landing area for every day life. Head down to the walkout basement to hang out in the fantastic family room. Host your guests for game nights

while utilizing the wet bar. Or cuddle up for movie nights with the added comfort of in-floor heat and the second fireplace. The double sliding glass doors offer access to the amazing backyard and cement patio. Simply jump on your sled or quad and explore. Three generous bedrooms and a 3-piece bathroom provide accommodations for the entire family. An extra office and storage room complete this lower level. Additional upgrades include Central A/C, a backup generator, water softener, and security system cameras. Imagine family gatherings and fabulous memories made amongst the open floorplans and outdoor space of this expansive property. An acreage lifestyle is one of peace, privacy, and an escape from the hustle and bustle. Schedule your showing today!

Built in 2021

Essential Information

MLS® #	A2195736
Price	$774,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,750
Acres	1.74
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	137 Bruhn Boulevard
Subdivision	Westlake Estates
City	Rural Ponoka County
County	Ponoka County

Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking	Quad or More Attached
Waterfront	See Remarks

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Gentle Sloping, Irregular Lot, Lake, Lawn, Landscaped, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	182
Zoning	CR

Listing Details

Listing Office	RE/MAX real estate central alberta