

\$859,900 - 44, 431003 Range Road 260, Rural Ponoka County

MLS® #A2201384

\$859,900

6 Bedroom, 3.00 Bathroom, 1,790 sqft
Residential on 1.00 Acres

Country Ridge Estates, Rural Ponoka County,
Alberta

CUSTOM BUILT DREAM HOME IN LIKE NEW CONDITION ~ FULLY DEVELOPED 6 BEDROOM, 3 BATHROOM BUNGALOW ON 1 ACRE MINUTES TO PONOKA ~ HEATED TRIPLE GARAGE PLUS RV PARKING ~ Pride of ownership is evident in this well cared for, spotless home ~ Large front veranda welcomes you and leads to a sun filled foyer ~ Open concept main floor layout is complemented by soaring vaulted ceilings and floor to ceiling windows, creating a feeling of spaciousness ~ The living room is centred by a cozy fireplace with a tile surround, mantle and accented sconce lighting ~ The stunning kitchen was designed with attention to detail and offers an abundance of cabinets with upper and under cabinet lighting, pots and pan drawers and glass front cabinets, tons of stone countertops including an unobstructed island with an eating bar, upgraded appliances, full tile backsplash, and a window above the sink ~ Mud room with access to the garage is adjacent to the Butler's Pantry with more cabinet and counter space ~ Easily host a large gathering in the dining room with garden door access to the massive partially covered deck that has a gas line for your BBQ or patio heater ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a patio door to the deck, a huge walk in closet, laundry chute and



a spa like ensuite with dual sinks, a separate soaker tub and a walk in shower ~ 2 additional main floor bedrooms are both a generous size and are conveniently located across from the 4 piece main bathroom ~ The fully finished basement offers 9ft. ceilings, large above grade windows offering tons of natural light and operational in floor heat ~ The family room has roughed in plumbing for a wet bar and has an adjoining flex space that would make a great TV nook, play room or home office ~ 3 large bedrooms, all with ample closet space share a 3 piece bathroom with a walk in shower and roughed in plumbing for a sauna ~ Laundry is located in it's own room with plumbing for a sink and a convenient laundry chute from the main floor ~ Other great features include; Hardie Board siding, central air conditioning, original owner home (non smoking), no carpet, stone counters throughout, luxury vinyl plank throughout - no carpet, composite deck boards ~ Triple attached garage is insulated, finished with drywall, has 3 overhead doors and two sets of man doors ~ The landscaped yard has mature trees, tons of level yard space, a shed for storage and backs on to a community walking trail and farm land ~ Located just minutes to Ponoka with easy access to all amenities, school bus stop right at the door ~ pride of ownership is evident!

Built in 2022

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2201384 |
| Price | \$859,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,790 |
| Acres | 1.00 |

| | |
|------------|----------------------------------|
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 44, 431003 Range Road 260 |
| Subdivision | Country Ridge Estates |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1R2 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 8 |
| Parking | Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, Additional Parking, Gravel Driveway, Insulated, Plug-In, See Remarks, RV Access/Parking, Triple Garage Attached |
| # of Garages | 6 |

Interior

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|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters, Vinyl Windows, Open Floorplan, Pantry, Recessed Lighting |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), See Remarks |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Mantle, See Remarks, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard, Storage, RV Hookup |
|-------------------|--|

| | |
|-----------------|---|
| Lot Description | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, No Neighbours Behind, See Remarks, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 53 |
| Zoning | 3 |

Listing Details

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|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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