

\$849,900 - #36 431003 Range Road 260, Rural Ponoka County

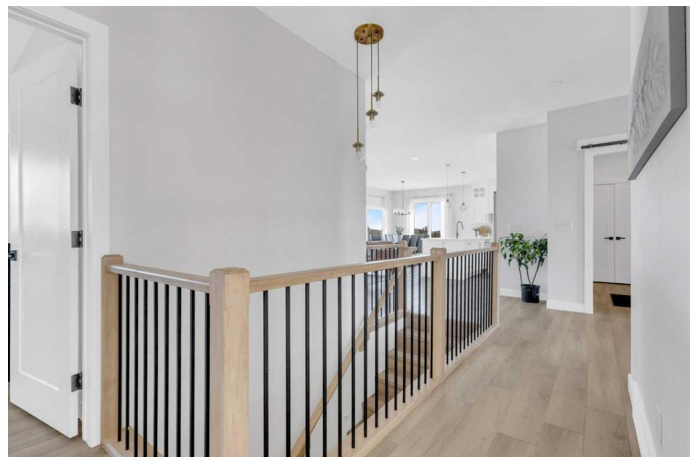
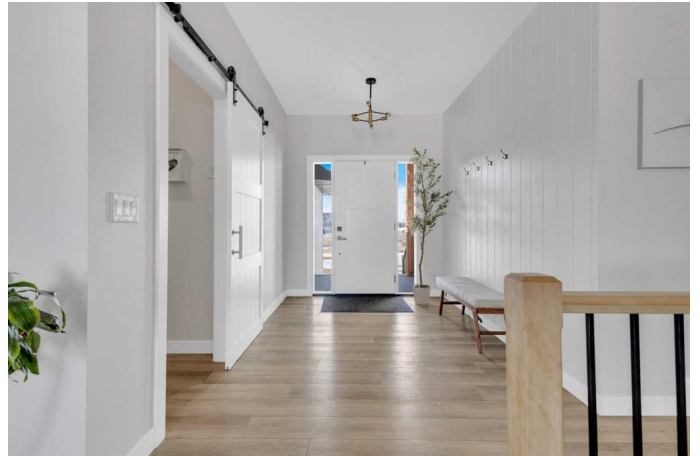
MLS® #A2220267

\$849,900

6 Bedroom, 3.00 Bathroom, 1,625 sqft
Residential on 1.08 Acres

Country Ridge Estates, Rural Ponoka County,
Alberta

Discover unparalleled luxury in this stunning, nearly new 3+3 bedroom, 3-bathroom bungalow, perfectly situated in a coveted subdivision just moments from town. This exquisite home captivates from the outset with its impressive curb appeal, promising sophistication and comfort within. Enter the main level to find a luminous, open-concept layout bathed in natural light. The gourmet kitchen, a culinary masterpiece, boasts sleek white cabinetry, premium appliances, gleaming quartz countertops, under-cabinet lighting, and a spacious pantry with additional quartz surfaces and abundant storage. The elegant finishes throughout elevate every detail. The cozy living area, anchored by a charming fireplace, offers a serene retreat for relaxation or entertaining. The main floor features three expansive bedrooms, a well-appointed full bathroom, and a lavish primary suite with a spa-inspired ensuite, complete with dual vanities, a walk-in shower, and a luxurious soaker tub. The fully finished basement, equipped with in-floor heating, expands the living space with a versatile recreation area ideal for a home theater, playroom, or social gatherings. This level also includes three additional generously sized bedrooms, a full bathroom, and a practical laundry room. Highlights of this home include durable luxury vinyl plank flooring, custom window blinds,



lofty 9-foot ceilings, and refreshing central air conditioning. Set on a sprawling 1-acre lot, the property offers tranquility with no rear neighbors and newly planted trees for future privacy. Enjoy outdoor living on the low-maintenance Duradek-covered back deck or the inviting front composite deck. The oversized triple-car garage provides ample room for vehicles, tools, and recreational gear.

Move-in ready, this home is a seamless alternative to new construction, blending peaceful rural charm with urban convenience. Its prime location ensures easy access to Highway 2, just 45 minutes from Edmonton International Airport, 1 hour from Edmonton, 30 minutes from Red Deer, and 5 minutes from Ponoka. Embrace modern elegance in a location that connects you to everything.

Built in 2022

Essential Information

MLS® #	A2220267
Price	\$849,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,625
Acres	1.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	#36 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County
County	Ponoka County

Province	Alberta
Postal Code	T4J 1R2

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
Days on Market	5
Zoning	Country Residential

Listing Details

Listing Office	RE/MAX real estate central alberta
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