

# \$839,900 - 36, 431003 Range Road 260, Rural Ponoka County

MLS® #A2242267

**\$839,900**

6 Bedroom, 3.00 Bathroom, 1,628 sqft  
Residential on 1.08 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

CUSTOM BUILT DREAM HOME IN LIKE NEW CONDITION ~ FULLY DEVELOPED 6 BEDROOM, 3 BATHROOM BUNGALOW ON 1.08 ACRES MINUTES TO PONOKA ~ OVERSIZED TRIPLE GARAGE PLUS RV PARKING ~ This like new home showcases eye catching curb appeal with its modern farmhouse exterior, durable composite siding, a charming south facing front veranda, and a thoughtfully landscaped yard ~ A large foyer welcomes you and leads to the open concept main living space featuring vinyl plank flooring, high ceilings, and large windows that fill the space with natural light ~ The living room is centred by a cozy gas fireplace with a mantle above ~ The stunning kitchen offers an abundance of white cabinetry accented with crown mouldings, glass doors with interior lighting, and oversized storage drawers; endless stone counter tops including a large island with an undermount sink, pendant lights above and an eating bar; a Butler's pantry with more cabinets and counter space; and upgraded appliances including a wall oven, cooktop and French door fridge, and beautiful range hood ~ Host large gatherings with ease in the spacious dining room with sliding patio doors that lead to the huge partially covered deck with duradek finish, aluminum railings and a BBQ gas line, perfect for indoor/outdoor living ~ The primary bedroom offers ample



room for king size bedroom furniture with space for a sitting area, features a walk in closet with built in organizers and shelving, and a 5 piece ensuite complete with dual sinks, soaker tub with a tile surround, and additional built in storage ~ Two additional main floor bedrooms are both a generous size with ample closet space ~ Bright and spacious 4 piece bathroom has a soaker tub with a tile surround ~ The fully finished basement has vinyl plank flooring throughout, operational in floor heating and offers plenty of additional living space ~ The family room has high ceilings, recessed lighting, and a cozy ready nook ~ 3 large bedrooms can comfortably fit king size beds, one bedroom offers a walk in closet, another offers dual closets for added storage ~ Den/flex space is currently being used for storage and could make a great home office ~ 4 piece bathroom has a soaker tub with a tile surround ~ Laundry is located in it's own generous size room with plenty of additional storage space ~ Utility room and additional storage complete the basement ~ Triple attached garage is insulated, finished with drywall, roughed in for heat, has two overhead doors, and space for a workshop ~ The backyard is landscaped with tons of grassy yard space, has rows of well established trees, and offers endless country views ~ School bus stop just steps from the driveway ~ Ideally situated just minutes west of Ponoka with quick access to the QEII, this property offers the peace of country living without sacrificing in town convenience ~ Pride of ownership is evident!

Built in 2022

### **Essential Information**

MLS® #	A2242267
Price	\$839,900
Bedrooms	6

Bathrooms	3.00
Full Baths	3
Square Footage	1,628
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

Utilities	Natural Gas Connected, Electricity Amortized
Parking Spaces	8
Parking	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Oversized, See Remarks, Triple Garage Attached
# of Garages	3

### Interior

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

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Other, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 21st, 2025

Days on Market 3

Zoning 3

## Listing Details

Listing Office Lime Green Realty Central

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