

# \$869,000 - #38 431003 Range Road 260, Rural Ponoka County

MLS® #A2193650

**\$869,000**

5 Bedroom, 4.00 Bathroom, 1,735 sqft  
Residential on 1.00 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

Why build when you can move right into this nearly new bungalow, just minutes from town? Step inside to discover a spacious open floor plan with soaring vaulted ceilings and a welcoming entryway. This pristine home is move-in ready and decorated in a tasteful neutral color palette! A well-appointed mudroom, featuring built-in storage cabinets and hooks, ensures effortless organization when entering from the triple attached garage. At the heart of the home is an expansive kitchen, designed for both style and function. Crisp white cabinetry, enhanced by ambient cabinetry lighting, provides ample storage, while quartz countertops, and sit up island offer plenty of workspace. An efficient walk-in pantry features additional quartz counters for even more storage and prep space. High-end stainless steel appliances include two built-in wall ovens, and the dishwasher is seamlessly integrated with cabinet-front paneling for a sleek, modern look. The spacious dining area is perfect for entertaining, with direct access to the semi-covered back deck. The quality light fixtures throughout this home pair with the tasteful hardware throughout.

The inviting living room offers the perfect place to unwind, complete with a wood-burning stove that adds warmth and ambiance. Featuring a high-efficiency heatilator system, this stove reduces the workload on the furnace, ensuring



cozy comfort on cold nights. There is stunning vinyl plan flooring through out the home, and large windows for an abundance of natural lioght throughout.

Designed with both style and functionality in mind, there are five bedrooms and four baths, including a luxurious primary suite. The private retreat boasts a walk-in closet and a spa-like 5-piece ensuite, complete with dual vanities, a beautiful soaker tub, a stunning tiled shower, and abundant natural light.

The fully developed lower level offers three additional bedrooms, a huge recreation room with a roughed-in wet bar, and a well-equipped laundry room with a stainless steel sink, additional shelving, a freestanding cabinet, and ample storage. For added comfort, in-floor heating keeps the basement warm throughout the winter months. Fourth bathroom is roughed in for a sauna.

The oversized 30' x 35' attached garage provides generous space for vehicles, tools, and recreational storage and is roughed in for a heater. Outside, enjoy the peaceful setting of country living with no neighbors behind you. The picturesque backyard comes to life in the spring and summer with the recent planting of hundreds of lilac bushes and additional trees, creating your own private retreat.

Conveniently located just minutes from town, this home offers an easy commute to Highway 2, Edmonton, and Red Deer. Plus, school bus pickup right at the driveway makes mornings a breeze for families with young children.

Built with attention to detail and high-quality finishes, this turnkey home is truly move-in ready. You will not want to miss out on this rare find and incredible opportunity!

Built in 2022

## **Essential Information**

MLS® #	A2193650
Price	\$869,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,735
Acres	1.00
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	#38 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R5

### **Amenities**

Parking Spaces	3
Parking	Front Drive, Garage Door Opener, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Heatilator, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	54
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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