

# \$969,900 - #7 420064 Range Road 262, Rural Ponoka County

MLS® #A2205435

**\$969,900**

4 Bedroom, 3.00 Bathroom, 1,448 sqft  
Residential on 1.77 Acres

NONE, Rural Ponoka County, Alberta

Escape to your own private paradise with this breathtaking acreage nestled in mature trees near the Wolf Creek Golf Course! This luxurious 4-bedroom, 3-bath Bungalow showcases sophistication with the beauty of nature, backing onto Wolf Creek. The landscaped yard is a haven of tranquility, complete with a thriving garden, raspberry and Saskatoon bushes, and winding trails leading to a charming gazebo with a screen kit and a creek side firepit perfect for starry nights. Embrace outdoor living on the rear covered deck, featuring waterproof decking and sleek topless glass railings, or relax on the expansive concrete patio that is perfect for your hot tub. A cedar greenhouse adds a touch of rustic charm for the green-thumbed enthusiast. The deck is fully skirted for dry storage.

Step inside to a world of elegance, where a cozy wood-burning fireplace invites relaxation, and a gourmet kitchen steals the show with custom cabinetry, pull-out drawers, undermount custom granite sink, white oak towers with glass doors, a pantry, quartz countertops with a waterfall-edge island, and top-tier built-in appliances. There is luxury vinyl plank flooring, and custom paneled walls, Architectural excellence shines through with 9-ft ceilings (soaring to 10-ft-6 in the entry, kitchen, and dining areas), custom black powder-coated steel railings, and stylish



paneled walls. The main floor features the primary suite with plush carpeting, an abundance of natural light and deluxe ensuite with dual vanities, The fully finished basement with 9â€™™ ceilings offers 3 spacious bedrooms, a family room with a movie projector with a 120" screen for cinematic nights at home, a full spa like bathroom. The fourth bedroom is currently a dedicated gym spaceâ€™”perfect for unwinding or entertaining. Modern comforts abound with Lennox A/C, radiant basement heating, and triple-pane low-e windows, Car enthusiasts and practical minds alike will appreciate the attached heated triple garage, complete with under-slab heating, a sink, and a 240V EV charging outlet. and even a dog door leading to a fenced run for your pets. This rare gem delivers privacy, contemporary luxury, and outdoor serenityâ€™”all just minutes from Highway 2, 10 minutes to Lacombe, 10 minutes to Ponoka, 30 minutes to Red Deer, and 45 minutes to Edmonton International Airport. Your dream retreat awaits with balance of new home warranty included!

Built in 2023

### **Essential Information**

MLS® #	A2205435
Price	\$969,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	1.77
Year Built	2023
Type	Residential
Sub-Type	Detached

Style                   Acreage with Residence, Bungalow  
Status                 Active

### **Community Information**

Address                #7 420064 Range Road 262  
Subdivision          NONE  
City                   Rural Ponoka County  
County                Ponoka County  
Province             Alberta  
Postal Code         T4J 0B3

### **Amenities**

Parking Spaces      3  
Parking              Parking Pad, Triple Garage Attached  
# of Garages         3

### **Interior**

Interior Features    Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)  
Appliances          See Remarks  
Heating              Forced Air, Natural Gas  
Cooling              Central Air  
Fireplace            Yes  
# of Fireplaces      1  
Fireplaces           Glass Doors, Living Room, Mantle, Tile, Wood Burning, Heatilator  
Has Basement        Yes  
Basement             Finished, Full

### **Exterior**

Exterior Features   Dog Run, Fire Pit, Garden, Other, Private Yard, Storage, Kennel  
Lot Description      See Remarks  
Roof                  Asphalt Shingle  
Construction        Wood Frame  
Foundation          Poured Concrete

### **Additional Information**

Date Listed          March 27th, 2025  
Days on Market      9

Zoning

124 Rec/Res

## **Listing Details**

Listing Office

RE/MAX real estate central alberta

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