

\$895,000 - 21, 420068 Highway 771, Rural Ponoka County

MLS® #A2250342

\$895,000

4 Bedroom, 3.00 Bathroom, 1,651 sqft
Single Family on 6.67 Acres

Poulsen's Estates, Rural Ponoka County,
Alberta

FULLY DEVELOPED WALKOUT BUNGALOW ON 6.67 ACRES IN POULSEN'S ESTATES ~ VIEWS OF GULL LAKE ~ SET UP FOR HORSES ~ HEATED TRIPLE ATTACHED GARAGE ~ Hardie Board exterior and an expansive covered front veranda create eye catching curb appeal to this upgraded home ~ The welcoming foyer has tile floors, a large closet, and room for a bench and table ~ Open concept main floor layout is complemented by an abundance of windows that fill the space with natural light and offer beautiful views of the rolling hills and Gull Lake ~ The kitchen comes well equipped with an abundance of custom cabinetry, ample stone countertops including a massive island with an eating bar and second sink, full tile backsplash and a brick feature wall ~ Easily host large gatherings in the spacious dining room with garden door access to the partially covered wrap around deck with a BBQ gas line, composite deck boards, and aluminum railings ~ The living room features cathedral vaulted ceilings and a cozy fireplace with a raised hearth, mantle and floor to ceiling stacked stone surround ~ The primary bedroom oasis can easily accommodate a king size bed plus multiple pieces of furniture, has French doors to the deck, a generous size walk in closet with floor to ceiling organizers, and a spa like ensuite featuring an extra deep air tub with a



view, walk in tile shower, and dual sinks ~
Second main floor bedroom located just off the front entry and has a large window overlooking the front veranda ~ Convenient main floor laundry room has an abundance of built in cabinets with plenty of counter space ~ 2 piece bathroom is located next to the mud room with built in cabinets, a coat closet and access to the attached garage ~ Lighted stairs lead to the fully finished walkout basement with high ceilings and operational in floor heat ~
Massive family room has space for a sitting area, games area, home gym and more, with tons of floor to ceiling windows and garden door access to the partially covered lower patio, hot tub and backyard ~ 2 large bedrooms are perfect for teens or guests with plenty of space for a king size bed and furniture ~ 5 piece bathroom has an oversized vanity with dual sinks and extra storage cabinets, and a separate tub/shower and toilet ~ Large utility room, and flex room offer tons of storage space ~ 28/26' L x 42' W attached garage is insulated, heated, finished with OSB, has three overhead doors and two man doors ~ Other great features include; Water softener, central vacuum ~ Outside there is plenty of space with 6.67 acres of land, beautiful views plus a fully fenced pasture with a barn - perfect for horses ~ Minutes to Parkland Beach with public beach access, boat launch, golf course and more, easy access to Rimbey and Bentley. (id:6289)

Built in 2009

Essential Information

Listing #	A2250342
Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1

Square Footage	1,651
Acres	6.67
Year Built	2009
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	21, 420068 Highway 771
Subdivision	Poulsen's Estates
City	Rural Ponoka County
Province	Alberta
Postal Code	T0C2J0

Amenities

Amenities	Golf Course, Water Nearby
Utilities	Electricity, Natural Gas
Features	Cul-de-sac, See remarks, Other, PVC window, Closet Organizers, Gas BBQ Hookup
Parking Spaces	8
Parking	Attached Garage, Garage, Gravel, Heated Garage, Oversize, Parking Pad, RV, See Remarks
# of Garages	4
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, See remarks, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Lime Green Realty Central



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