

\$1,950,000 - 254041 Township Road 435, Rural Ponoka County

MLS® #A2255495

\$1,950,000

4 Bedroom, 4.00 Bathroom, 2,188 sqft
Single Family on 29.01 Acres

N/A, Rural Ponoka County, Alberta

This exceptional executive acreage set on 29 private acres, and within 10 minutes of town to the Highway 2 corridor, offers a rare combination of luxury, space, and tranquility. With 4 bedrooms and 3 bathrooms, this sprawling like new bungalow is designed for both family living and entertaining. Step inside to discover gleaming hardwood floors and warm neutral tones throughout the stunning main level. The living room is open, bright, and inviting, anchored by a striking stone-surrounded wood-burning fireplace. The expansive kitchen is a chef's dream, showcasing rich cabinetry, abundant countspace, and a large island with granite countertops and seating. Just off the kitchen, the dining area provides plenty of room for family gatherings and special occasions, with a patio door leading directly to the deck where you can enjoy peaceful views of your private acreage. The primary suite is a luxurious retreat, complete with a spacious walk-in closet and a spa-inspired 5-piece ensuite. A dedicated office on the main floor offers flexibility for work or hobbies, while a stylish 2-piece powder room and a well-equipped laundry room with cabinetry, countspace, and a sink add convenience. The fully finished walkout basement expands your living space with a large recreation room perfect for entertaining or relaxing. Three generous bedrooms and a 4-piece bathroom complete



the lower level, along with access to a covered patio that overlooks the beautifully landscaped yard. There is infloor heat on both levels, and 2 ductless central air conditioning units. Outdoors, the property continues to impress with mature trees, paved driveway, and landscaping that enhances the natural beauty of the setting. The oversized attached garage (29.2 x 27.1) offers plenty of space, while the large shop with infloor heat is an incredible bonus—featuring a suite and extensive storage for vehicles, equipment, or projects. There is a huge gravelled flat site with power, adjacent to the yardsite that is ideal for parking large trucks, or heavy equipment. With 29 acres of space to enjoy, this property is more than a home—it’s a lifestyle. A truly unique opportunity to own an executive acreage where comfort, style, and privacy meet. (id:6289)

Built in 2014

Essential Information

Listing #	A2255495
Price	\$1,950,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,188
Acres	29.01
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	254041 Township Road 435
Subdivision	N/A
City	Rural Ponoka County
Province	Alberta

Postal Code T4J1R2

Amenities

Parking Spaces 2
Parking Attached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Dishwa
Heating Propane In Floor Heating
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 1
Has Basement Yes

Exterior

Exterior Composite Siding
Exterior Features Landscaped
Foundation Poured Concrete



Listing Details

Listing Office RE/MAX real estate central alberta



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