

# \$799,999 - 797 Springside Close, Rural Ponoka County

MLS® #A2097805

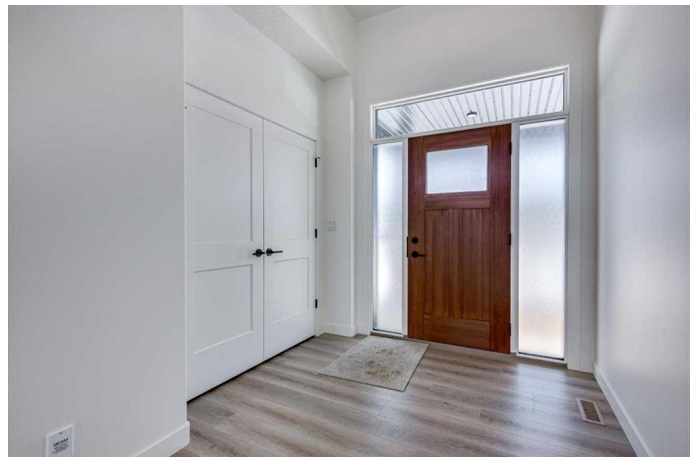
**\$799,999**

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.24 Acres

Meridian Beach, Rural Ponoka County, Alberta

FULLY FINISHED WITH WALKOUT BASEMENT backing onto the treed reserve & lake! Fantastic Location & view of this Brand new home built by Asset Builders, winner of the 2024 Builder of the Year award, is the perfect getaway from your stressful life, for full time or part time living! The view from this property is incredible of the lake, only a 30 second walk to the water, or a short walk to the canal & walking trails. This BUNGALOW is in the friendly family community of Meridian Beach. You will be delighted with this large covered 20'x10' front porch w/aluminum railing to catch morning sun . Step inside this spacious front entry, a perfect size for you & your guests that opens up to this amazing open floor plan with a vaulted ceiling & multiple triple pane windows throughout to bring in the natural light. Check out the ceiling height! This large kitchen with wood cabinetry & tons of countertop space (all in quartz), features an island w/extended countertop & walk in pantry. 4 Upgraded appliances are included. Friends & family will want to stay forever in this dining room & living room that features a beautiful & cozy fireplace, or chase the sun on this ABSOLUTELY HUGE L shaped back, partially covered 36'x10' + 10'x28'deck that has Epic Views & Stunning Sunsets. Get the joy of community living but privacy as well. Master bedroom is a good size with a large walk in closet & an ensuite bath that features a custom tile shower & double vanity sink. 2nd bedroom also features it's own walk in closet.



Full bath & side by side laundry area are on this floor. Walkout Basement is super bright with lots of windows with 2 more bedrooms w/walk in closets, another full bath & a huge family room w/wet bar that is almost half of the full basement in size. Outside to your yard, you have a large concrete patio & the backyard has some native grasses & trees, the front yard area has plenty of room for a large future garage. Privacy & luxury, the perfect full time home or part time getaway! Easy Access to the canal where you ALREADY HAVE A SLIP included!. Builder will do final grade only, no black dirt in order to make it easier to plan low maintenance landscaping in the future. Gravel will be provided for driveway.

Built in 2023

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2097805    |
| Price          | \$799,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,450       |
| Acres          | 0.24        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 797 Springside Close |
| Subdivision | Meridian Beach       |
| City        | Rural Ponoka County  |
| County      | Ponoka County        |
| Province    | Alberta              |
| Postal Code | T4L 2N3              |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Beach Access, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 6   |
| Parking        | Off Street, RV Access/Parking                                   |
| Waterfront     | Lake Front, See Remarks   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Vinyl Windows, Quartz Counters, Wet Bar |
| Appliances        | Dishwasher, Microwave, Refrigerator, Oven   |
| Heating           | High Efficiency, Forced Air   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind, Backs on to Park/Green Space, Few Trees, Native Plants, Views, Wedge Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2023 |
| Days on Market | 484                 |
| Zoning         | R1                  |
| HOA Fees       | 600                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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