

# \$859,900 - 44, 431003 Range Road 260, Rural Ponoka County

MLS® #A2201384

**\$859,900**

6 Bedroom, 3.00 Bathroom, 1,790 sqft  
Residential on 1.00 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

CUSTOM BUILT DREAM HOME IN LIKE NEW CONDITION ~ FULLY DEVELOPED 6 BEDROOM, 3 BATHROOM BUNGALOW ON 1 ACRE MINUTES TO PONOKA ~ HEATED TRIPLE GARAGE PLUS RV PARKING ~ Pride of ownership is evident in this well cared for, spotless home ~ Large front veranda welcomes you and leads to a sun filled foyer ~ Open concept main floor layout is complemented by soaring vaulted ceilings and floor to ceiling windows, creating a feeling of spaciousness ~ The living room is centred by a cozy fireplace with a tile surround, mantle and accented sconce lighting ~ The stunning kitchen was designed with attention to detail and offers an abundance of cabinets with upper and under cabinet lighting, pots and pan drawers and glass front cabinets, tons of stone countertops including an unobstructed island with an eating bar, upgraded appliances, full tile backsplash, and a window above the sink ~ Mud room with access to the garage is adjacent to the Butler's Pantry with more cabinet and counter space ~ Easily host a large gathering in the dining room with garden door access to the massive partially covered deck that has a gas line for your BBQ or patio heater ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a patio door to the deck, a huge walk in closet, laundry chute and



a spa like ensuite with dual sinks, a separate soaker tub and a walk in shower ~ 2 additional main floor bedrooms are both a generous size and are conveniently located across from the 4 piece main bathroom ~ The fully finished basement offers 9ft. ceilings, large above grade windows offering tons of natural light and operational in floor heat ~ The family room has roughed in plumbing for a wet bar and has an adjoining flex space that would make a great TV nook, play room or home office ~ 3 large bedrooms, all with ample closet space share a 3 piece bathroom with a walk in shower and roughed in plumbing for a sauna ~ Laundry is located in it's own room with plumbing for a sink and a convenient laundry chute from the main floor ~ Other great features include; Hardie Board siding, central air conditioning, original owner home (non smoking), no carpet, stone counters throughout, luxury vinyl plank throughout - no carpet, composite deck boards ~ Triple attached garage is insulated, finished with drywall, has 3 overhead doors and two sets of man doors ~ The landscaped yard has mature trees, tons of level yard space, a shed for storage and backs on to a community walking trail and farm land ~ Located just minutes to Ponoka with easy access to all amenities, school bus stop right at the door ~ pride of ownership is evident!

Built in 2022

### **Essential Information**

MLS® #	A2201384
Price	\$859,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,790
Acres	1.00

Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	44, 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	8
Parking	Additional Parking, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached, Plug-In, See Remarks
# of Garages	6

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s)
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile, See Remarks
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, RV Hookup, Storage
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Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, No Neighbours Behind, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	40
Zoning	3

### **Listing Details**

Listing Office Lime Green Realty Inc.

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