

# **\$949,900 - 33, 431003 Range Road 260 Range, Rural Ponoka County**

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MLS® #A2217558

**\$949,900**

5 Bedroom, 5.00 Bathroom, 1,635 sqft  
Residential on 1.07 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

Looking for a unique property with country living yet close to town? This walk-out bungalow has so many features! Walking in you will be welcomed by the open concept living. Centered in the grand living room is the gas fireplace with trayed high ceilings, moon lights, & hardwood floors. The kitchen features include oversized cabinets, stainless steel appliances, quartz counter tops, island with double sink additional drawers, and bar seating, & a second double sink in counter looking out to your yard. The pantry provides plenty of storage space and cold air return to keep it cooler. Underfloor heat in the tiled kitchen floor makes the space more luxurious and continues on the main floor bathrooms. The dining room is surrounded by large windows overlooking the back yard and provides access to the oversized covered deck. The primary bedroom also has access to the deck. The spa like ensuite with double sinks, storage, water closet, soaker tub, walk-in shower will make you want to stay in. A second bedroom/den overlooks the front yard. Continuing down to the walk-out basement you will find the family room with large south facing windows and access to the covered cement patio. Plumbing for a wet-bar is in place for the future. Another cold room/storage with spray foam insulation & cold air return is an excellent space to store the



garden vegetables after harvest. Two more large bedrooms & 4-piece bathroom completes the main living space. A surprise awaits with an exterior access from the cement patio outside into a closed off living room, full kitchen, bedroom, & 3 piece bath. Underfloor heat keeps the basement perfectly warm through the winter months. The new home owner will also appreciate the heated attached triple car garage with extra high ceiling and built in cupboards. The front asphalt drive way keeps things tidy and leads to the gated access to the fenced back yard. This property has been beautifully landscaped with a large garden space in the back and lots of mature trees surrounding the property. A underground sprinkler system in the front helps keep things looking extra green. An additional double garage is in the back makes for an excellent work shop and covered car port to keep things out of the elements. This has been an one owner home with custom features throughout.

Built in 2016

### **Essential Information**

MLS® #	A2217558
Price	\$949,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,635
Acres	1.07
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	33, 431003 Range Road 260 Range
Subdivision	Country Ridge Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R2

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Solar Tube(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Garden
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Sloped Down
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	8
Zoning	CR

### **Listing Details**

Listing Office

RE/MAX real estate central alberta

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