

**432044 252A Range
Rural Ponoka County, Alberta**

MLS # A2135498



\$860,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,484 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	13.71 Acres		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-43-25-W4
Exterior:	Stucco	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: perimeter dog fence and collars, 9 cameras on property and security system from Phase 3,

13.7 acres only minutes from Ponoka offers you the best of both worlds, convenience to town amenities as well as privacy and space to let your animal's roam! The landscaping in this yard will leave you breathless. This property is fully fenced and cross fenced with pipe corrals, page wire perimeter fencing, automatic gates in the driveway and underground dog fence around the property. The tree lined driveway leads up to a stunning yard filled with flower beds and mature landscaping. A beautiful 1484 sq ft bungalow with a full-length veranda is where you will get to call home. The house was solidly built in 2001 and has had many upgrades including 2016 new metal roof, new stucco and a new wood burning stove on the main level. Upon entering you are greeted by a large entryway, with a 3 piece bathroom and laundry room right next to it. The main floor consists of a sizable primary suite, an open concept living room, dining room, and kitchen which all center around the beautiful wood stove. In the basement you will find 3 generous sized bedrooms, a 4 piece bathroom, and another kitchenette that would be amazing on those family holidays where you need more oven space! Now onto the outdoor features, this property has impeccable landscaping from the pond to the gazebo, with double rows of spruce trees planted the entirety of the property. Every detail was well planned out and meant to maximize the privacy of the acreage. There is a 26 x 30 detached garage with a wood stove, and new tin roof in 2016. A 34 x 80 pole shed with concrete floor and tin roof completed in 2016 provides the ultimate storage space for equipment or trailers. The shop on this property is any mechanic's dream! The 38x 58 ft building was built in 2014 with floor to ceiling with ICF blocks, 100 AMP service, plumbing to the shop, and a 20x14ft overhead door. Not a single detail

was overlooked. Upstairs there is a finished man cave or use it as an office space for your home based business. For the equine lover there is even more to offer! 2 automatic waterers, a pole shed with 2 box stalls, and a round pen are already on the property. There is 1 well that services the livestock waterers, and 1 well (new in 2021) that services the house. Did I mention you are only 9 minutes to Calnash AG Center in Ponoka? There are countless more options to mention but to truly experience the beauty of this property it must be seen in person!