

1, 421008 Range Road 14  
Rural Ponoka County, Alberta

MLS # A2161048



## \$749,000

<b>Division:</b>	Fox Fire Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,635 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.36 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Front Yard, Open Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-42-1-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)

**Inclusions:** Dishwasher, Dryer, Gas Stove, Garage Control(s), Refrigerator, Washer, Range

Discover the perfect blend of comfort and style in this captivating 2021-built acreage, enjoy the best of both worlds of acreage living and being close to lake life! Your new home is nestled in the serene landscapes close to Parkland Beach. This stunning property rests on 5.36 acres and spans 2,635.43 square feet and is skillfully designed to enhance both function and aesthetics. As you enter, you are greeted by soaring ceilings and an open floor plan that seamlessly connects the living, dining, and kitchen areas. Ample natural light floods the space through numerous windows, creating a bright and welcoming atmosphere. The kitchen is a chef's delight with top-of-the-line quartz countertops, gas stove, kitchen island and is complemented by a chic glass railing that adds a touch of modern sophistication. This home boasts three well-appointed bedrooms and 2.5 bathrooms, including a luxurious master suite which has a massive ensuite equipped with a walk-in closet & soaker tub that promises relaxation and privacy. Each bedroom offers comfort and style, perfect for family living. Functionality meets elegance in the spacious 24'7" x 26' loft, ideal for a family room, playroom, or extra guest space. High-quality construction and finishes are evident throughout the home, from the durable materials to the efficient layout. Step outside to appreciate the expansive outdoor area, where the beauty of acreage living can be fully enjoyed. The property has tons of room for all sorts of parking including RV parking, equipment, and tons of room for guests to come over and enjoy campfires. Your new home also has a HUGE 30'2" x 46'2" shop built in 2023 which has electricity & gas ran and has hot/cold taps outside. Additional comforts include air conditioning, ensuring your home remains cool during warmer days. With all of these features, this property doesn't just

offer a house, but a place to call home year-round! Embrace a life of tranquility and luxury in this beautifully constructed residence, ready to create lasting memories.