

6406 55 Avenue
Ponoka, Alberta

MLS # A2166526



\$669,900

Division:	Lucas Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, No Neig		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Sump Pump(s), Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Remote(s), Water Softener, Shed, Smart Screen on Eavestroughs, Central Vac & Attachments

Welcome to this stunning custom-built two-storey home, perfectly situated with rear alley access and backing onto serene trees and a farmer's field, offering unparalleled privacy and tranquility. The beautifully landscaped yard boasts an underground irrigation system, creating a low-maintenance outdoor oasis. Inside, you'll find a meticulously designed home with high-end finishes, including travertine tile and hardwood flooring throughout the main level. The upper floor features three spacious bedrooms, including a luxurious primary suite complete with an ensuite featuring an air tub and stand-up shower, granite countertops, and ample closet space. Another 4-piece bathroom with granite counters and a skylight serves the additional bedrooms. On the main floor, enjoy direct access to the oversized double garage with hot and cold water taps and in-floor heat, a convenient office space, and two living rooms—one with a cozy gas fireplace, perfect for relaxing evenings. The open-concept kitchen is a chef's dream, featuring stainless steel appliances, a corner pantry, solid oak cabinetry with plenty of drawers, and granite countertops. Step out from the kitchen onto the composite deck, ideal for outdoor dining and entertaining. The front entry and kitchen are equipped with in-floor heating for added comfort. The basement offers additional living space with an office/bedroom, another bedroom, and a family room, all thoughtfully designed with built-in storage throughout the house, ensuring no wasted space. The backyard is a private oasis, featuring poured curbing, flower beds, a garden shed, crabapple trees, raspberry bushes, and smart screens on the eavestroughs. This home offers the perfect blend of luxury, functionality, and outdoor beauty!