

\$969,900 - #7 420064 Range Road 262, Rural Ponoka County

MLS® #A2205435

\$969,900

4 Bedroom, 3.00 Bathroom, 1,448 sqft
Residential on 1.77 Acres

NONE, Rural Ponoka County, Alberta

Escape to your own private paradise with this breathtaking acreage nestled in mature trees near the Wolf Creek Golf Course! This luxurious 4-bedroom, 3-bath Bungalow showcases sophistication with the beauty of nature, backing onto Wolf Creek. The landscaped yard is a haven of tranquility, complete with a thriving garden, raspberry and Saskatoon bushes, and winding trails leading to a charming gazebo with a screen kit and a creek side firepit perfect for starry nights. Embrace outdoor living on the rear covered deck, featuring waterproof decking and sleek topless glass railings, or relax on the expansive concrete patio that is perfect for your hot tub. A cedar greenhouse adds a touch of rustic charm for the green-thumbed enthusiast. The deck is fully skirted for dry storage.

Step inside to a world of elegance, where a cozy wood-burning fireplace invites relaxation, and a gourmet kitchen steals the show with custom cabinetry, pull-out drawers, undermount custom granite sink, white oak towers with glass doors, a pantry, quartz countertops with a waterfall-edge island, and top-tier built-in appliances. There is luxury vinyl plank flooring, and custom paneled walls, Architectural excellence shines through with 9-ft ceilings (soaring to 10-ft-6 in the entry, kitchen, and dining areas), custom black powder-coated steel railings, and stylish



paneled walls. The main floor features the primary suite with plush carpeting, an abundance of natural light and deluxe ensuite with dual vanities, The fully finished basement with 9â€™™ ceilings offers 3 spacious bedrooms, a family room with a movie projector with a 120" screen for cinematic nights at home, a full spa like bathroom. The fourth bedroom is currently a dedicated gym spaceâ€™”perfect for unwinding or entertaining. Modern comforts abound with Lennox A/C, radiant basement heating, and triple-pane low-e windows, Car enthusiasts and practical minds alike will appreciate the attached heated triple garage, complete with under-slab heating, a sink, and a 240V EV charging outlet. and even a dog door leading to a fenced run for your pets. This rare gem delivers privacy, contemporary luxury, and outdoor serenityâ€™”all just minutes from Highway 2, 10 minutes to Lacombe, 10 minutes to Ponoka, 30 minutes to Red Deer, and 45 minutes to Edmonton International Airport. Your dream retreat awaits with balance of new home warranty included!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205435 |
| Price | \$969,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,448 |
| Acres | 1.77 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------------------------------|
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | #7 420064 Range Road 262 |
| Subdivision | NONE |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 0B3 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 3 |
| Parking | Parking Pad, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Heatilator, Living Room, Mantle, Tile, Wood Burning, Glass Doors |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Other, Private Yard, Storage, Dog Run, Kennel |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 23 |

Zoning

124 Rec/Res

Listing Details

Listing Office

RE/MAX real estate central alberta

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