

\$839,900 - 36, 431003 Range Road 260, Rural Ponoka County

MLS® #A2242267

\$839,900

6 Bedroom, 3.00 Bathroom, 1,628 sqft
Residential on 1.08 Acres

Country Ridge Estates, Rural Ponoka County,
Alberta

CUSTOM BUILT DREAM HOME IN LIKE NEW CONDITION ~ FULLY DEVELOPED 6 BEDROOM, 3 BATHROOM BUNGALOW ON 1.08 ACRES MINUTES TO PONOKA ~ OVERSIZED TRIPLE GARAGE PLUS RV PARKING ~ This like new home showcases eye catching curb appeal with its modern farmhouse exterior, durable composite siding, a charming south facing front veranda, and a thoughtfully landscaped yard ~ A large foyer welcomes you and leads to the open concept main living space featuring vinyl plank flooring, high ceilings, and large windows that fill the space with natural light ~ The living room is centred by a cozy gas fireplace with a mantle above ~ The stunning kitchen offers an abundance of white cabinetry accented with crown mouldings, glass doors with interior lighting, and oversized storage drawers; endless stone counter tops including a large island with an undermount sink, pendant lights above and an eating bar; a Butler's pantry with more cabinets and counter space; and upgraded appliances including a wall oven, cooktop and French door fridge, and beautiful range hood ~ Host large gatherings with ease in the spacious dining room with sliding patio doors that lead to the huge partially covered deck with duradek finish, aluminum railings and a BBQ gas line, perfect for indoor/outdoor living ~ The primary bedroom offers ample



room for king size bedroom furniture with space for a sitting area, features a walk in closet with built in organizers and shelving, and a 5 piece ensuite complete with dual sinks, soaker tub with a tile surround, and additional built in storage ~ Two additional main floor bedrooms are both a generous size with ample closet space ~ Bright and spacious 4 piece bathroom has a soaker tub with a tile surround ~ The fully finished basement has vinyl plank flooring throughout, operational in floor heating and offers plenty of additional living space ~ The family room has high ceilings, recessed lighting, and a cozy ready nook ~ 3 large bedrooms can comfortably fit king size beds, one bedroom offers a walk in closet, another offers dual closets for added storage ~ Den/flex space is currently being used for storage and could make a great home office ~ 4 piece bathroom has a soaker tub with a tile surround ~ Laundry is located in it's own generous size room with plenty of additional storage space ~ Utility room and additional storage complete the basement ~ Triple attached garage is insulated, finished with drywall, roughed in for heat, has two overhead doors, and space for a workshop ~ The backyard is landscaped with tons of grassy yard space, has rows of well established trees, and offers endless country views ~ School bus stop just steps from the driveway ~ Ideally situated just minutes west of Ponoka with quick access to the QEII, this property offers the peace of country living without sacrificing in town convenience ~ Pride of ownership is evident!

Built in 2022

Essential Information

MLS® #	A2242267
Price	\$839,900
Bedrooms	6

Bathrooms	3.00
Full Baths	3
Square Footage	1,628
Acres	1.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	36, 431003 Range Road 260
Subdivision	Country Ridge Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R2

Amenities

Utilities	Natural Gas Connected, Electricity Amortized
Parking Spaces	8
Parking	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Oversized, See Remarks, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	7
Zoning	3

Listing Details

Listing Office	Lime Green Realty Central
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