# \$1,499,000 - 32022 Hwy 611, Rural Ponoka County

MLS® #A2252073

### \$1,499,000

4 Bedroom, 3.00 Bathroom, 1,585 sqft Residential on 78.50 Acres

NONE, Rural Ponoka County, Alberta

Are you dreaming of wide-open space, fresh country air, and a place where you can enjoy a life of quality and comfort? Currently set up for horses, this property offers countless options with excellent highway access! Located about 20 minutes NE of Rimbey, AB, this 78.5 acres boasts a beautiful 4 bed, 3 bath bungalow with oversized attached garage, 1,600 sq. ft. shop, corrals with cross-fenced high-producing pasture, a landscaped yard, greenhouse, pergola, and more.

Every aspect of the Custom-Built Smart Home has been thoughtfully designed by people who understand life in the country. Details that make living easy include a walk-through butler's pantry leading to the kitchen, conveniently located just off the oversized garage. The open-concept floor plan features a large dining and living area, showcasing the chef's kitchen with its large island and 6-burner gas stove with electric oven. The primary suite includes an ensuite with access to the main level laundry, a walk-in closet, and extra touches like a towel warmer. Also on the main level: a spacious office with Murphy Bed, a 3-pc bath, and a bright sunroom added in 2024.

Downstairs you'II find three good-sized bedrooms, a 4-pc bath, and a huge rec room with 3 TV hook-ups, a gas fireplace framed in historic reclaimed wood from Germany, and even a hidden workout/bonus room tucked behind a barn door. Smart light fixtures, blackout blinds on south windows, central vac







with dustpan, ample storage, and wiring for a hot tub make this home a pleasure to live in. Outside, the property shines with 4 separate pastures, pipe pens, auto waterers, and handling system. And let's not forget the shop: 1,600 sq. ft. of space with radiant heat, plumbed for in-floor, both 10' & 14' doors, a cement apron, and RV plug-in.

There is so much more here than words can captureâ€"you won't want to miss this opportunity for country living in style and comfort!

Built in 2017

#### **Essential Information**

MLS® # A2252073 Price \$1,499,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,585

Acres 78.50

Year Built 2017

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 32022 Hwy 611

Subdivision NONE

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T0C 0M0

#### **Amenities**

Parking Spaces 10

Parking Double Garage Attached, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High

Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No

Smoking Home, Smart Home, Sump Pump(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Range Hood, Washer/Dryer, Window

Coverings, Built-In Refrigerator, Built-In Gas Range

Heating In Floor, Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description Farm, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance

Landscape, Pasture

Roof Asphalt Shingle

Construction Stucco

Foundation ICF Block

#### **Additional Information**

Date Listed August 30th, 2025

Days on Market 53
Zoning AG

## **Listing Details**

Listing Office CIR Realty

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