

**15, 420068 Highway 771 Highway
Rural Ponoka County, Alberta**

MLS # A2263737



\$819,000

Division:	Poulsen's Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,360 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.51 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Gentle Slope		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Discover the tranquility of this BEAUTIFUL WALKOUT BUNGALOW, perched on 3.51 acres of a pristine property. Settle in for stunning views of both Gull Lake and the gorgeous countryside. The earthy tones of stucco and stonework are accented with archways of Spanish flair. The triple car garage provides plenty of indoor parking. Warm hardwood floors lead you thru the hub of the home. Walls of windows allow for ample natural light, along with picture perfect scenery in every season. The kitchen features crisp white cabinetry, stainless steel appliances, and an island for additional seating and prep work. The dining room boasts beautiful built ins, perfect for displaying treasured items. Step thru the garden door to lounge in the three season sun room. Glass doors lead to the expansive patio. Bask in the sunshine or the shade under the retractable awning. Later on, escape to the recently renovated primary bedroom, boasting double vanities, granite countertops, and a gorgeous glass shower. Main level laundry and a large mudroom are an added luxury. The walkout basement lends itself to entertaining with the wet bar and easy access to the back patio and yard. Two additional bedrooms and 3-piece bathroom offer perfect accommodations for children or company. Storage will never be an issue with this floorplan, including a 7 x 10 cold room for your fall harvest. The backyard is beautifully landscaped with mature shrubs, pretty perennials, and tall bordering trees. You will enjoy the expansive area for outdoor activities, gardening, or simply taking in the stunning views. The 16' x 20' shop has power and provides ample space for toys and tinkering. A parking pad is perfect for your RV or your guests' trailer. 2025 Upgrades: Primary Bedroom Renovation including new LUX windows. 2024 Upgrades: NEW appliances, sink & countertop in kitchen, shingles on house and garden shed,

eavestroughs, garage doors, and 50 gallon HWT. 2023 Upgrades: NEW washer & dryer. Conveniently close to a marina, two boat launches, a golf course, and campgrounds. An acreage lifestyle offers the perfect blend of freedom, space, and connection - to both nature and family. Whether you are sipping coffee while watching the sunrise or hosting friends under the stars, this property offers the perfect blend of rural serenity and modern comfort. Treat yourself to a tour today!