



**42, 431003 Range Road 260 , Rural Ponoka County, Alberta - \$765,000**



Main Photo

## Property Description

BRAND NEW BUNGALOW LOADED WITH UPGRADES THROUGHOUT ~ LOCATED ON 1 ACRE IN COUNTRY RIDGE ESTATES ~ IMMEDIATE POSSESSION AND MOVE IN READY ~ Durable composite siding, and a covered front veranda spanning over 22' wide create eye catching curb appeal, and welcome you to this brand new home ~ The welcoming foyer has high ceilings, vinyl plank flooring and convenient access to the attached garage ~ The open concept main floor layout is complemented by high ceilings, durable, stylish vinyl plank flooring, and an abundance of large windows that fill the space with natural light ~ The living room is centred by a cozy fireplace with a mantle and wiring for your TV ~ The kitchen is beautifully finished with custom built, warm stained cabinets, full tile backsplash, tons of quartz counter space including an island with an eating bar, undermount sink with a window above, and a wall pantry ~ Easily host large gatherings in the dining room that's filled with natural light from the large windows with country views ~ A garden door leads to a 13' x 12' deck with aluminum railings, that overlooks the backyard and has more great country views ~ More large windows in the king size primary bedroom that features a spacious walk in closet with built in organizers, and 5 piece ensuite offering dual sinks, a 6' soaker tub, and walk in shower ~ 2 additional bedrooms are both a generous size with ample closet space and large

windows ~ 4 piece bathroom has an extra deep soaker tub with a tile surround ~ Centrally located main floor laundry hook ups, with additional hookups in the basement ~ The basement has large above grade windows, roughed in underfloor heat, a framed bathroom with plumbing roughed in, framed laundry room, utility room, and plenty of space for a large family room plus additional bedrooms ~ 26' L x 24' W double attached garage is insulated, finished with painted drywall, has over 12' ceilings, floor drain and a man door to the side/backyard ~ Located on 1 acre of land with plenty of space and backing on to a row of mature trees, a walking trail and farm land ~ School bus stop just steps from the front door ~ Ideally situated just minutes west of Ponoka with quick access to Highway QEII ~ This property offers the peace of country living without sacrificing in town convenience ~ Immediate possession and move in ready!!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

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*Courtesy Of: Lime Green Realty Central*



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