

# \$849,900 - #36 431003 Range Road 260, Rural Ponoka County

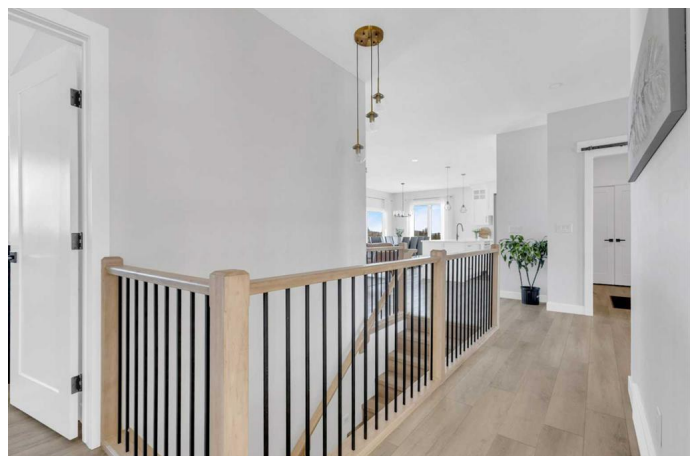
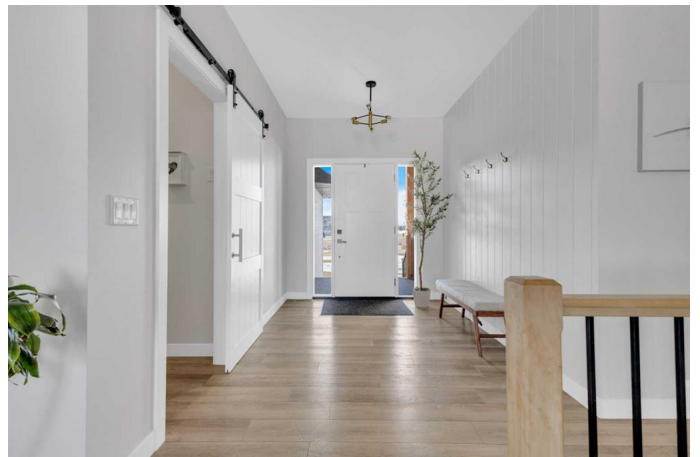
MLS® #A2220267

**\$849,900**

6 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 1.08 Acres

Country Ridge Estates, Rural Ponoka County,  
Alberta

Discover unparalleled luxury in this stunning, nearly new 3+3 bedroom, 3-bathroom bungalow, perfectly situated in a coveted subdivision just moments from town. This exquisite home captivates from the outset with its impressive curb appeal, promising sophistication and comfort within. Enter the main level to find a luminous, open-concept layout bathed in natural light. The gourmet kitchen, a culinary masterpiece, boasts sleek white cabinetry, premium appliances, gleaming quartz countertops, under-cabinet lighting, and a spacious pantry with additional quartz surfaces and abundant storage. The elegant finishes throughout elevate every detail. The cozy living area, anchored by a charming fireplace, offers a serene retreat for relaxation or entertaining. The main floor features three expansive bedrooms, a well-appointed full bathroom, and a lavish primary suite with a spa-inspired ensuite, complete with dual vanities, a walk-in shower, and a luxurious soaker tub. The fully finished basement, equipped with in-floor heating, expands the living space with a versatile recreation area ideal for a home theater, playroom, or social gatherings. This level also includes three additional generously sized bedrooms, a full bathroom, and a practical laundry room. Highlights of this home include durable luxury vinyl plank flooring, custom window blinds,



lofty 9-foot ceilings, and refreshing central air conditioning. Set on a sprawling 1-acre lot, the property offers tranquility with no rear neighbors and newly planted trees for future privacy. Enjoy outdoor living on the low-maintenance Duradek-covered back deck or the inviting front composite deck. The oversized triple-car garage provides ample room for vehicles, tools, and recreational gear.

Move-in ready, this home is a seamless alternative to new construction, blending peaceful rural charm with urban convenience. Its prime location ensures easy access to Highway 2, just 45 minutes from Edmonton International Airport, 1 hour from Edmonton, 30 minutes from Red Deer, and 5 minutes from Ponoka. Embrace modern elegance in a location that connects you to everything.

Built in 2022

### Essential Information

MLS® #	A2220267
Price	\$849,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,625
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

Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features See Remarks  
Appliances Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer  
Heating In Floor, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Composite Siding, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 12th, 2025  
Days on Market 35  
Zoning Country Residential

### Listing Details

Listing Office RE/MAX real estate central alberta

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