

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

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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

**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        22  
Zoning                    3

**Listing Details**

Listing Office            Lime Green Realty Central

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