

# \$1,250,000 - 420064 Range Road 260, Rural Ponoka County

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MLS® #A2237806

**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 2,319 sqft  
Residential on 37.46 Acres

NONE, Rural Ponoka County, Alberta

Here is a one-of-a-kind country retreat between Ponoka and Lacombe! Nestled on 37+ acres, this unique and beautifully maintained property offers the ultimate blend of rural charm and entertaining potential. A fully paved driveway through an electric gate leads you to the heart of the property, where a sprawling 2319 sq. ft. home with walk out basement, is perfectly situated with some perimeter fencing and incredible outdoor spaces. Inside, the home boasts 5 bedrooms and 4 baths, providing ample space for family and guests. The main floor is designed with entertaining in mind, featuring a spacious games room with a full wet bar and pool table with plenty of room to gather and unwind. There is also a convenient laundry room. The cozy and rustic living room with a cathedral ceiling with open beams showcases rich hardwood floors and a classic wood-burning fireplace with log lighter. There are even power blinds in this room! The bright open kitchen offers plenty of counter space, and cabinetry for the chef of the family as well as a new fridge (2025). Downstairs, you'll find a private primary suite that feels like a true retreat, complete with another fireplace, luxurious ensuite with jetted tub, custom steam shower, and a large walk-in closet. There's also a generous storage area to complete the lower level. The home includes an oversized double attached garage plus an additional



detached double garage, offering plenty of room for vehicles, toys, or workshop space. Whether you're hosting a summer BBQ, relaxing in the hot tub, or enjoying a quiet evening under the stars, the two-tiered newer deck with new aluminum railing is a welcome new addition, to relax and soak in the peaceful surroundings. There have been extensive upgrades over the years including the replacement of all of the windows, new paint, some new flooring, renovated main floor bathroom and laundry room. This is more than a home; it's a lifestyle. Enjoy western elegance, privacy, and room to entertain! You will want to experience the magic of country living at its finest all just minutes from town.

Built in 1979

**Essential Information**

MLS® #	A2237806
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,319
Acres	37.46
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

**Community Information**

Address	420064 Range Road 260
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta

Postal Code T4J 1R3

### Amenities

Parking Double Garage Attached, Double Garage Detached  
# of Garages 2

### Interior

Interior Features Walk-In Closet(s), Bar, Sauna  
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning, Bedroom  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard, Private Entrance  
Lot Description Private, Few Trees  
Roof Cedar Shake  
Construction Brick  
Foundation Poured Concrete

### Additional Information

Date Listed July 9th, 2025  
Days on Market 67  
Zoning Agricultural

### Listing Details

Listing Office RE/MAX real estate central alberta

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