

# \$789,900 - 797 Springside Close, Rural Ponoka County

MLS® #A2097805

**\$789,900**

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.24 Acres

Meridian Beach, Rural Ponoka County, Alberta

**FULLY FINISHED WITH WALKOUT**

**BASEMENT** backing onto the treed reserve & lake! Fantastic **VIEW & Location** of this Brand new home built by Asset Builders, winner of the 2024 Builder of the Year award, is the perfect getaway from your stressful life, for full time or part time living! The view from this property is incredible of the lake, only a 30 second walk to the water, or a short walk to the canal & walking trails. This **BUNGALOW** is in the friendly family community of Meridian Beach. You will be delighted with this large covered 20'x10' front porch w/aluminum railing to catch morning sun . Step inside this spacious front entry, a perfect size for you & your guests that opens up to this amazing open floor plan with a vaulted ceiling & multiple triple pane windows throughout to bring in the natural light. Check out the ceiling height! This large kitchen with wood cabinetry & tons of countertop space (all in quartz), features an island w/extended countertop & walk in pantry. 4 Upgraded appliances are included. Friends & family will want to stay forever in this dining room & living room that features a beautiful & cozy fireplace, or chase the sun on this **ABSOLUTELY HUGE L shaped back**, partially covered 36'x10' + 10'x28'deck that has Epic Views & Stunning Sunsets. Get the joy of community living but privacy as well. Master bedroom is a good size with a large walk in closet & an ensuite bath that features a custom tile shower & double vanity sink. 2nd bedroom also features it's own walk in closet.



Full bath & side by side laundry area are on this floor. Walkout Basement is super bright with lots of windows with 2 more bedrooms w/walk in closets, another full bath & a huge family room w/wet bar that is almost half of the full basement in size. Outside to your yard, you have a large concrete patio & the backyard has some native grasses & trees, the front yard area has plenty of room for a large future garage. Privacy & luxury, the perfect full time home or part time getaway! Easy Access to the canal where you ALREADY HAVE A SLIP included!. Builder will do final grade only, no black dirt in order to make it easier to plan low maintenance landscaping in the future. Gravel will be provided for driveway.

Built in 2023

**Essential Information**

MLS® #	A2097805
Price	\$789,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,450
Acres	0.24
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	797 Springside Close
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4L 2N3

## Amenities

Amenities	Beach Access, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Off Street, RV Access/Parking
Waterfront	Lake Front, See Remarks

## Interior

Interior Features	Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Refrigerator
Heating	Forced Air, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Few Trees, Front Yard, No Neighbours Behind, Native Plants, Views, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 12th, 2023
Days on Market	601
Zoning	R1
HOA Fees	1000
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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