

# \$1,094,000 - 32022 Township Road 440, Rural Ponoka County

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MLS® #A2224030

**\$1,094,000**

6 Bedroom, 3.00 Bathroom, 3,207 sqft  
Residential on 30.00 Acres

NONE, Rural Ponoka County, Alberta

Rarely does a property strike this kind of balance—where mature, natural beauty, thoughtful infrastructure, and exceptional upkeep come together. Backed by towering spruce a fenced pasture, this 30+/- acre setting is anchored by 3200 +/- sq ft of custom handcrafted log home that shows like new. At the heart of this amazing property is the 2002, six bedroom, three-bathroom custom-built log home! Meticulously maintained, fully sanded and re-stained in 2024, this revitalized home presents like it is brand new. The carefully manicured yard and covered front entrance draw you into the expansive living area. Upon entering, you are greeted by a spacious floorplan, flooded with natural light and a soaring ceiling that showcases the 22 ft floor-to-ceiling cultured stone, 2-sided wood burning fireplace complete with warming oven. This custom fireplace adds a touch of grandeur but also efficiently warms and circulates heat. The kitchen in this remarkable home is equipped with stainless appliances (including 5 burner gas stove) knotty pine cabinets, island, and pantry. The primary bedroom has an impressive walk-in closet and beautiful 5pc ensuite including corner soaker tub, separate shower and dual sinks. An additional bedroom, 4pc bathroom and spacious back entrance completes the main level. The upper level of the home introduces a TV room / sitting area featuring custom log



railing overlooking the living room. Two bedrooms - one of which doubles as an office space with custom built-in shelving, desk, and table. Each bedroom offers vaulted ceilings and extra storage. The basement has a wood-burning stove, spacious areas for gathering, a bedroom, four-piece bathroom, laundry room, a separate cold-room and an additional room ideal for extra storage, exercise, craft or additional bedroom. The outdoor living spaces are equally impressive. With massive spruce trees measuring up to 8 feet in diameter overlooking the back yard, the hand cut log furniture, back deck and expansive patio provides the perfect spot for enjoying the serenity of the yard while remaining versatile enough to properly entertain. The thoughtfully designed firepit area adds a cozy gathering spot for chilly evenings while the second firepit and powered locations give way for your friends to gather. The property features several well-maintained outbuildings a hip-roof barn, feed shed with adjacent steel pens and heated water. With a 4836 sq ft shop, this versatile space is divided into separate work areas. The first heated section of 1,512 sq ft, insulated workspace has concrete, radiant tube heaters and (1) 12'x16' overhead door. A parts room, mezzanine office, storage and multiple built-in features add to the functionality of this shop. There is also a 3,216 sq ft pole shed on concrete equipped with (2) 18'x20' overhead doors, radiant tube heaters, and plumbing for in-floor heating, waiting to be lined and insulated. Residential, small-scale agricultural, trucking operation, mechanical shop.

Built in 2002

## **Essential Information**

MLS® #

A2224030

Price	\$1,094,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,207
Acres	30.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	32022 Township Road 440
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 0M0

### Amenities

Utilities	Cable Not Available, Electricity Connected, Phone Connected, Propane, Sewer Connected, Water Connected
Parking	Driveway, Parking Pad

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer, Gas Dryer
Heating	In Floor, Boiler, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Double Sided, Free Standing, Living Room, Wood Burning, Wood Burning Stove, Circulating, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Pasture, Treed
Roof	Asphalt Shingle
Construction	Log
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	106
Zoning	AG

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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