

12, Creek Road  
Rural Ponoka County, Alberta

MLS # A2219419



\$909,000

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Rural Ponoka County                                                       |        |                  |
| Type:     | Residential/House                                                         |        |                  |
| Style:    | Acreage with Residence, Bungalow                                          |        |                  |
| Size:     | 1,347 sq.ft.                                                              | Age:   | 2021 (4 yrs old) |
| Beds:     | 2                                                                         | Baths: | 2                |
| Garage:   | Triple Garage Attached                                                    |        |                  |
| Lot Size: | 1.97 Acres                                                                |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y |        |                  |

|             |                                                                                                                                        |            |                           |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Natural Gas                                                                                                                | Water:     | Well                      |
| Floors:     | Laminate                                                                                                                               | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle                                                                                                                        | Condo Fee: | -                         |
| Basement:   | Full, Unfinished                                                                                                                       | LLD:       | -                         |
| Exterior:   | Stucco, Wood Frame                                                                                                                     | Zoning:    | CR                        |
| Foundation: | Poured Concrete                                                                                                                        | Utilities: | -                         |
| Features:   | Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |            |                           |

Inclusions: Window coverings and all appliances

Welcome to this stunning custom-built home by Broder Homes, completed in 2021 and still covered under new home warranty. Located in the prestigious area of Wolf Creek Estates . Thoughtfully designed and immaculately maintained, this property offers a rare blend of luxury, energy efficiency, and connection to nature. Set beside a protected environmental reserve with a peaceful creek, the home boasts incredible views and privacy. Inside, you’ll find soaring ceilings and floor-to-ceiling triple-pane windows with electric openings that flood the space with natural light. The open-concept kitchen and living area are perfect for entertaining or simply enjoying the view. The home is built for year-round comfort with R-50 ceiling insulation and R-30 wall insulation. The main level features a spacious primary bedroom complete with a walk-in closet and ensuite bathroom, as well as a second bedroom upstairs. The bright, high-ceiling basement is ready for your finishing touch, roughed-in for two more bedrooms and a bathroom—it doesn’t feel like a basement at all. Outside, the property is professionally landscaped with a low-maintenance design and an underground irrigation system. The attached triple-car garage is spotless and offers ample space for vehicles and storage. This is a truly special home that combines craftsmanship, comfort, and natural beauty.