

**15 Creek Road**  
**Rural Ponoka County, Alberta**

**MLS # A2280014**



# \$849,000

<b>Division:</b>	Wolf Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	1.27 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Paved, Private		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-42-26-W4
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	6
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Custom Blinds, 2 tv wal mounts

LOCATED BESIDE WOLF CREEK GOLF COURSE is this beautiful acreage with all the bells and whistles! Custom built with energy efficiency, durability and quietness in mind this home is Logic Blocks from the foundation to the roof. This fully finished home offers granite counters, a gas cooktop, and central air conditioning. The open main floor features a bright kitchen and living area with 2 spacious bedrooms. The finished basement adds 2 more bedrooms and a large family room. Enjoy both a double attached and double detached garage, plus a gas BBQ hookup and private outdoor space. A perfect blend of country living and modern comfort, just minutes from town! Perfectly situated close to the highway 2 corridor and between Lacombe and Ponoka.