

**524 Summer Crescent
Rural Ponoka County, Alberta****MLS # A2215205****\$849,900**

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,394 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaping		

Heating: In Floor, Fireplace(s), Forced Air**Water:** Public**Floors:** Carpet, Ceramic Tile, Hardwood**Sewer:** Sewer**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** 12-42-1-W5**Exterior:** Composite Siding, Concrete, Wood Frame**Zoning:** LR**Foundation:** Poured Concrete**Utilities:** -**Features:** Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s)**Inclusions:** Furniture and BBQ, snowblower & generator are negotiable

Visit REALTOR® website for additional information. This exquisite 2 story home with a double attached garage in Meridian Beach rests on a beautifully landscaped lot that backs onto a reserve with stunning views & includes a boat slip. You're ready to jump right into lake life. The main floor includes an executive office & a gorgeous chef's kitchen with gas range, butler's sink, pass through pantry, & a beautiful wall of windows across from a stone facing fireplace. The 2nd floor family room boasts floor-to-ceiling windows, a second gas fireplace, & access to a large upper deck with more lake views. There are 3 generously sized beds, including a master suite with a walk-in closet & a deluxe 5-pc ensuite. The lower level offers a rec room, a 4th bedroom, a 4-pc bath plus plenty of storage. This home is a perfect blend of luxury, comfort, and convenience.