

# \$888,000 - 522 Dunes Ridge Drive, Rural Ponoka County

MLS® #A2230675

**\$888,000**

4 Bedroom, 3.00 Bathroom, 2,038 sqft

Residential on 0.37 Acres

Wolf Creek Village, Rural Ponoka County, Alberta

Wow! This one is fully packed with all the bells and whistles! This is a Havana Homes built walk-out bungalow with triple attached garage in Wolf Creek Village, home of the Wolf Creek Golf Resort and two world class 18 hole golf courses. This home has a very functional layout with an open plan main floor living area. You'll love the bling of the marble tile, hardwood floors, granite countertops and custom woodwork. The living room has a feature wall with fireplace, floating shelves, and built-in cabinetry. You'll love sitting in the three season sun room. The main floor has a spacious owner suite with coffered ceilings, walk-in closet, and full ensuite bathroom. The main floor laundry is conveniently located by the master bedroom. The main floor office/bedroom overlooks the front driveway. The walk-out basement is bright and spacious, with a large family room w/ wet bar, games area, media room, two bedrooms, and another full bathroom. There's in-floor heat for comfort, as well as triple pane windows, central vacuum, and more. The triple car garage has an attached mudroom/workshop/breezeway that could be used for a multitude of functions. The large driveway is fully paved and easy to access. There's a lovely pond feature that runs down the side of the house to the back yard. The yard is beautifully landscaped with many different varieties of perennials, trees, and shrubs. The bbq is fueled by natural gas. There's ample deck space and patio space for



backyard entertaining.

Built in 2012

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2230675                         |
| Price          | \$888,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,038                            |
| Acres          | 0.37                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 522 Dunes Ridge Drive |
| Subdivision | Wolf Creek Village    |
| City        | Rural Ponoka County   |
| County      | Ponoka County         |
| Province    | Alberta               |
| Postal Code | T4J 0B3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator                                                                                  |

|                 |                                          |
|-----------------|------------------------------------------|
| Heating         | In Floor, Forced Air                     |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas, Living Room                         |
| Has Basement    | Yes                                      |
| Basement        | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Rain Gutters, Storage                                                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Close to Clubhouse, Fruit Trees/Shrub(s), Gazebo, On Golf Course |
| Roof              | Asphalt Shingle                                                                                                                                                                                            |
| Construction      | Stucco, Wood Frame                                                                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 61              |
| Zoning         | 6               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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