

# \$949,900 - 305 Wolf Run Drive, Rural Ponoka County

MLS® #A2228980

**\$949,900**

2 Bedroom, 2.00 Bathroom, 1,743 sqft

Residential on 0.38 Acres

Wolf Creek Village, Rural Ponoka County, Alberta

Visit REALTOR® website for additional information. Welcome to refined elegance in this executive walkout bungalow with attached triple car garage, custom built by McGonigal Signature Homes, backing onto the 12th green of Wolf Creek Golf Course, offering luxury & panoramic golf views in the highly sought after Wolf Creek Village. The bright, open layout features 10' ceilings, large windows to take in the stunning views, & a gas fireplace. The chef's kitchen includes maple cabinetry, quartz counters, a large island with breakfast bar and a butler's pantry. Enjoy 2 spacious bedrooms, & 2 bathrooms, including a dreamy primary suite with trayed ceiling, a massive walk-in closet, spa-like ensuite with a dual vanity, freestanding tub, large tile shower & private deck access. Also: large mudroom, main floor laundry, triple garage, & unfinished walkout basement with in-floor heat roughed in.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228980  |
| Price          | \$949,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,743     |



|            |                                  |
|------------|----------------------------------|
| Acres      | 0.38                             |
| Year Built | 2025                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 Wolf Run Drive  |
| Subdivision | Wolf Creek Village  |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T4L 1X9             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 7                                   |
| Parking        | Front Drive, Triple Garage Attached |
| # of Garages   | 3                                   |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator                                                                                                                                                             |
| Heating           | High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                                            |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, Level |
| Roof              | Asphalt Shingle                                                                        |

|              |                                     |
|--------------|-------------------------------------|
| Construction | Concrete, Other, Stucco, Wood Frame |
| Foundation   | Poured Concrete                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 61             |
| Zoning         | RR             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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