

# \$864,900 - 137 Bruhn Boulevard, Rural Ponoka County

MLS® #A2195736

**\$864,900**

5 Bedroom, 3.00 Bathroom, 1,750 sqft  
Residential on 1.74 Acres

Westlake Estates, Rural Ponoka County,  
Alberta

ACREAGE with AMAZING VIEWS OF GULL LAKE! Welcome to this beautiful home with walkout basement. Bursting with incredible details and bountiful square footage, offering 5 Bedrooms and 3 Full Bathrooms! The oversized triple attached garage is heated and provides plenty of indoor parking and project space. The large entry way guides your guests into the expansive living room. The focal point of this room is the fireplace, flanked by twin windows. The kitchen features rich dark cabinetry, including a separate coffee bar for added prep space and storage. Exquisite quartz drapes the countertops, contrasted with glass tiled backsplash. Stainless steel appliances, including a gas range, and wine fridge. Dine inside, surrounded with scenic views for every season. Or step thru the sliding glass doors to enjoy the expansive deck. Anchored with bold beams and accented with gorgeous glass railings. Lounge in the warmth of the west facing sunshine and watch the amazing sunsets over Gull Lake. A second sliding door allows for easy access to the primary suite. Complete with a 5-piece ensuite and wonderful walk-in closet. A second bedroom can be used as a convenient home office. Entering thru the garage gives easy access when unloading groceries. Laundry and a mudroom offer lockers and a landing area for every day life. Head down to the walkout basement to hang out in the fantastic family room. Host your guests for game nights



while utilizing the wet bar. Or cuddle up for movie nights with the added comfort of in-floor heat and the second fireplace. The double sliding glass doors offer access to the amazing backyard and cement patio. Simply jump on your sled or quad and explore. Three generous bedrooms and a 3-piece bathroom provide accommodations for the entire family. An extra office and storage room complete this lower level. Additional upgrades include Central A/C, a backup generator, water softener, and security system cameras. Imagine family gatherings and fabulous memories made amongst the open floorplans and outdoor space of this expansive property. An acreage lifestyle is one of peace, privacy, and an escape from the hustle and bustle. Schedule your showing today!

Built in 2021

### **Essential Information**

MLS® #	A2195736
Price	\$864,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,750
Acres	1.74
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	137 Bruhn Boulevard
Subdivision	Westlake Estates
City	Rural Ponoka County
County	Ponoka County

Province Alberta  
Postal Code T0C 2J0

### **Amenities**

Parking Quad or More Attached  
Waterfront See Remarks

### **Interior**

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Irregular Lot, Lake, Landscaped, Lawn, Private, See Remarks, Views, Gentle Sloping  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 21st, 2025  
Days on Market 72  
Zoning CR

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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