

# \$899,900 - 305 Wolf Run Drive, Rural Ponoka County

MLS® #A2228980

**\$899,900**

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          | \$899,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,743     |



|            |                                  |
|------------|----------------------------------|
| Acres      | 0.38                             |
| Year Built | 2025                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Bungalow, Acreage with Residence |
| 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 | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Central Vacuum, Double Vanity, Recessed Lighting, Soaking Tub |
| Appliances        | Dishwasher, Refrigerator, Electric Range, Microwave, Range Hood                                                                                                                                                             |
| Heating           | Forced Air, High Efficiency, In Floor Roughed-In, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                                            |

### Exterior

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

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 152            |
| Zoning         | RR             |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.