

# \$800,000 - 1 Aspen Rise, Parkland Beach

MLS® #A2216253

**\$800,000**

4 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.47 Acres

NONE, Parkland Beach, Alberta

Welcome to 1 Aspen Rise – Where Everyday Feels Like a Getaway! This stunning walkout bungalow offers the kind of lifestyle most only dream about – lake views, groomed trails, peace and privacy, and a home that's been lovingly upgraded for luxury and comfort. Nestled just a short walk from the water and minutes from the golf course, this is a rare opportunity to live where outdoor adventure meets timeless elegance. As you step inside, you're welcomed by soaring vaulted ceilings, a spacious foyer, and a bank of windows that floods the home with natural light and sweeping views of the lake. A striking stone-front fireplace anchors the vaulted living room, creating a cozy yet refined gathering space. The gourmet kitchen is an entertainer's dream – featuring quartz countertops, a large sit-up island, high-end cabinetry, and seamless flow into the open dining and living areas. Whether you're whipping up dinner or sipping coffee at sunrise, the backdrop is always breathtaking. The main floor boasts a luxurious primary suite with incredible lake views, a large walk-in closet, and a 4-piece spa-style ensuite with a soaker tub and separate shower. A second bedroom (also with lake views), another full bath with its own soaker tub, and main floor laundry complete this level. Downstairs, the walkout basement offers two more oversized bedrooms with walk-in closets, a bright and expansive family room perfect for movie nights or home workouts, and a custom 3-piece



bathroom featuring a Kerdi shower system. Need storage? Youâ€™ll love the bonus space under the stairs â€“ fully standable and ready for your gear. Outside is where this property truly shines, shingles and siding replaced in 2017. Well pump was replaced 2 years ago. The previous owner was a professional landscaper, and it shows! Perennials, rose bushes, lilacs, and a living spruce fence frame the property boundaries beautifully. Add to that a charming pergola with custom stone flooring, a firepit area, sunrise/sunset views, and custom Purple Martin birdhouses with a winter-lowering crank system â€“ and you've got your own slice of paradise.

**Bonus Features Youâ€™ll Love:**

Grandfathered septic system â€“ a rare and valuable asset! Dual driveway â€“ perfect for hosting guests or parking the toys. Attached double garage with workbenches, shelving & man door. Short walk to fishing, boating, golfing, u-disc, cross-country skiing, snowmobiling, an outdoor gym, walking trails & more! Whether you're looking for a year-round home or the ultimate four-season retreat, 1 Aspen Rise delivers peace, play, and privacy all in one.

Built in 2011

**Essential Information**

MLS® #	A2216253
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,595
Acres	0.47
Year Built	2011
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1 Aspen Rise
Subdivision	NONE
City	Parkland Beach
County	Ponoka County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Parking	Double Garage Attached, Garage Faces Front, Gravel Driveway, RV Access/Parking
# of Garages	2
Waterfront	See Remarks, Lake, Lake Privileges

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Electric Range, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Fireplace(s), Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Family Room, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Corner Lot, Few Trees, Lake, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	71
Zoning	cr

**Listing Details**

Listing Office	LPT Realty
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