

\$795,000 - 6, 12323 Range Road 72, Rural Cypress County

MLS® #A2071373

\$795,000

5 Bedroom, 4.00 Bathroom, 2,128 sqft
Residential on 5.31 Acres

NONE, Rural Cypress County, Alberta

Welcome to this stunning acreage property located at #6 12323 Range Road 72 in Cypress County. Situated on a picturesque 5.31 acres of land, this beautiful walkout bungalow offers the perfect blend of rural tranquility and modern comfort.

As you step inside, you'll be greeted by a spacious and inviting open-concept living area, complete with large windows that let in plenty of natural light and offer stunning views of the private lake and surrounding landscape. The living room features a cozy gas fireplace, perfect for chilly winter nights, while the dining area offers plenty of space to gather with friends and family.

The modern kitchen boasts quartz countertops, stainless steel appliances, and a convenient island. With ample storage space and a functional layout, this kitchen is sure to please even the most discerning home cook.

The primary bedroom is a peaceful retreat, featuring a walk-in closet and a luxurious ensuite with a jetted tub and separate shower. Two additional bedrooms, a full bathroom, large laundry & mud room and 2 piece bathroom complete the main level.

Downstairs, you'll enjoy the natural light from the walkout to the back patio area. With a



functional secondary kitchen, huge family room, library, 2 full bedrooms with jack & jill bathroom, this is an ideal home for multigenerational living or long term guests. The attached oversized garage is setup perfectly for acreage living. With 2 large overhead doors, and 1 smaller one on the side for easy equipment or toy access. Above the garage is a fantastic finished loft. An excellent space to fill with hobbies, a home theatre, or set it up for an additional apartment style living area.

Outside, you'll find a beautifully landscaped yard, complete with a large deck, dozens of trees, established grass and garden! Perfect for outdoor entertaining or simply enjoying the peaceful surroundings. The yard leads down to private access to the scenic stocked lake below.

Located just minutes from the town of Medicine Hat, this property offers the best of both worlds - the privacy and serenity of rural living, with all the conveniences of the city just a short drive away.

Don't miss your chance to make this beautiful acreage property your own - schedule a viewing today!

Built in 2016

Essential Information

MLS® #	A2071373
Price	\$795,000
Sold Price	\$768,750
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,128

Acres	5.31
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	6, 12323 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7G7

Amenities

Parking Spaces	8
Parking	Additional Parking, Garage Door Opener, Garage Faces Front, Gravel Driveway, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Few Trees, Garden, Gentle Sloping, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stone

Foundation ICF Block, Poured Concrete

Additional Information

Date Listed August 4th, 2023
Date Sold November 14th, 2023
Days on Market 102
Zoning CR2, Country Residential
HOA Fees 0.00

Listing Details

Listing Office BETTER HOMES & GARDENS REAL ESTATE SIGNATURE SERVICE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.