

\$699,900 - 12532 Range Road 65, Rural Cypress County

MLS® #A2073477

\$699,900

3 Bedroom, 3.00 Bathroom, 2,868 sqft
Residential on 1.69 Acres

NONE, Rural Cypress County, Alberta

?? Your Dream Acreage Awaits! ??? Welcome to 12532 Range Rd 65 in Cypress County, where paradise meets reality. This stunning one-of-a-kind property 2867 sq.ft 3 bed 3 bath 1.5 story isn't just a home, it's a masterpiece of nature and tranquility, and it's ready to make your dreams come true!

Situated on 1.69 acres of lush landscaping, this property boasts a garden straight out of a fairy tale, fruit trees that practically beg you to pluck their bounty, and a collection of mature trees that bring peacefulness to a whole new level. And did we mention the view? Prepare to be captivated by the South Saskatchewan River, as it weaves its magic into every corner of your vision.

But wait, there's more! Take a refreshing dip in the in-ground pool while soaking up the breathtaking river view. Or cast a line into the multi-use dugout that doubles as a water source and a picturesque pond, complete with its own finned inhabitants. Lounging by the pond, It's like your very own slice of paradise, dropped right onto Range Road 65!

As you step into the house, prepare to be swept off your feet by the magnificent brickwork that embraces both the interior and exterior. A fireplace that's nothing short of art, ridiculously high cedar ceilings that reach for the heavens, and a grand entry perfect for welcoming friends and family into your oasis of



serenity. Light cascades through this home from every angle!

The open-concept family room and kitchen await your culinary creations, with a spacious island draped in granite countertops just waiting for your next masterpiece. And don't even get us started on the dining space â€” it's practically begging for those legendary family feasts that leave everyone delightfully stuffed. The large den can easily convert to a huge 4th bedroom! A newly renovated main bath with glass shower will welcome your guests! Laundry is no problem with a good space just off the garage. Unveil the garage â€” spacious enough to house four vehicles and all those toys you've been secretly collecting for years. Time to give your toys the cozy home they deserve! ???????

Oh, and did we mention the hot tub room? It's like your very own jungle oasis, with sunlight pouring in from every direction. It's the perfect spot to unwind and let your worries evaporate into thin air â€” or in this case, the steamy embrace of the hot tub.

Upstairs, the master bedroom welcomes you with open arms, offering a walk-in closet and an ensuite that's basically a spa retreat. With a glass shower, double sink, and a view that rivals a postcard, you might just never want to leave this haven of relaxation.

Completing the second level with 2 additional bedrooms and another full bath, this property isn't just a home â€” it's an invitation to a life of luxury and serenity. But don't wait too long, because opportunities like these come and go in an instance!

Ready to turn your dreams into reality?
Contact us today and let's make 12532 Range Rd 65 your own personal piece of heaven on

Earth.

Built in 1984

Essential Information

MLS® #	A2073477
Price	\$699,900
Sold Price	\$693,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,868
Acres	1.69
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	12532 Range Road 65
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 1Z0

Amenities

Parking	Quad or More Attached
Waterfront	River Front

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Water Heater, Garage Control(s), Microwave, Oven, Refrigerator, Warming Drawer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Lawn, Garden, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Underground Sprinklers, Private, Secluded, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	August 14th, 2023
Date Sold	November 2nd, 2023
Days on Market	80
Zoning	CR-1
HOA Fees	0.00

Listing Details

Listing Office	BETTER HOMES & GARDENS REAL ESTATE SIGNATURE SERVICE
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