

\$895,000 - 13031 Range Road 50, Rural Cypress County

MLS® #A2087805

\$895,000

5 Bedroom, 3.00 Bathroom, 2,614 sqft
Residential on 13.05 Acres

NONE, Rural Cypress County, Alberta

Welcome home to a sprawling 13-acre property, boasting a pristine new build completed in 2021. This spacious residence spans over 2600 square feet and offers five bedrooms, three bathrooms, and a quad attached heated garage, providing both comfort and convenience. The home exudes a sense of openness with 9ft ceilings throughout the main, 18 foot high ceilings in the living room and oversized windows that flood the entire space with natural light. The heart of this home is a kitchen adorned with dark maple cabinets, a full stainless appliance package, and elegant quartz countertops. The adjacent dining area seamlessly flows onto a huge covered deck, offering a perfect vantage point to enjoy the serenity of the property. The landscape is a picturesque haven with mature trees and a dugout stocked with trout. The primary bedroom on the main, features a walk-in closet and 4-piece ensuite. The main floor also hosts a versatile second bedroom currently utilized as an office space. The practicality of the home is highlighted by a spacious laundry room with a sink conveniently located off the garage. Venture upstairs to discover a large family room and three more generously sized bedrooms, accompanied by a 4-piece bath. Each room on the top floor enjoys individual heat pump control units, ensuring personalized comfort for every member of the household. Practical amenities include an oversized cistern (4297 gallons) connected to wifi for easy monitoring,



a new septic field, and yard water supplied from the on-site dugout. The property is a great match for equestrian enthusiasts & animal lovers, offering ample space and featuring a second dugout on the southeast corner. Situated only minutes from town down the 41a, this property seamlessly blends rural tranquility with urban accessibility. Take a 24-hour virtual tour to experience the allure of this property, welcome home.

Built in 2020

Essential Information

MLS® #	A2087805
Price	\$895,000
Sold Price	\$840,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,614
Acres	13.05
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	13031 Range Road 50
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 8N5

Amenities

Parking	Garage Door Opener, Heated Garage, Quad or More Attached
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Interior

Interior Features	Built-in Features, High Ceilings, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Instant Hot Water, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Heat Pump, Natural Gas, See Remarks
Cooling	Central Air, Other
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Brush, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	February 29th, 2024
Days on Market	135
Zoning	CR-1, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CANYON CREEK
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