

\$974,900 - 1, 12320 Range Road 72, Rural Cypress County

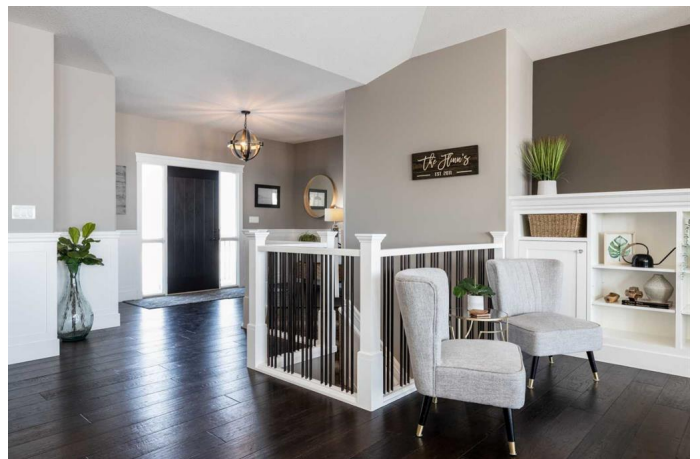
MLS® #A2112615

\$974,900

5 Bedroom, 4.00 Bathroom, 1,882 sqft
Residential on 6.62 Acres

NONE, Rural Cypress County, Alberta

Your opportunity is finally here to own this gorgeous piece of paradise just minutes from the city! This meticulously crafted custom bungalow has been designed with utmost consideration for the needs of a growing family. The upper level boasts a stunning bespoke kitchen featuring top-of-the-line appliances, abundant cabinets, and an expansive oversized island adorned with luxurious granite, complemented by a stunning farmhouse sink. The living area showcases exquisite built-ins surrounding a gas fireplace, complemented by beautiful hardwood floors, vaulted ceilings, and numerous generously sized windows, allowing the warm natural sunlight to permeate the space while offering views that will never dull. A convenient walk-through pantry, complete with a charming coffee bar, leads to a thoughtfully designed expansive laundry space featuring built-in lockers and ample storage. Connected to the spacious dining area is a partially covered deck, providing an ideal retreat to relax and enjoy watching activities of children at play in the yards, featuring unground trampoline, playset and irrigated lawns. The primary bedroom exudes elegance with its coved ceiling, expansive walk-in closet, and a luxurious 5-piece ensuite that includes a tub, custom shower, dual sinks, and heated floors. Completing the main floor are another well-appointed bedroom, an office area, and a



4-piece bathroom. Descending to the lower level reveals an impressive family room adorned with built-ins and a gas fireplace, accompanied by three generously sized bedrooms, each equipped with walk-in closets. Two of these bedrooms share a convenient 5-piece jack and jill bathroom, while an additional 4-piece bath caters to the remaining space. Nestled on 6.62 acres (approximately 2 irrigated), just 10 minutes from Medicine Hat, this property offers city water and SMIRD rights. Ample space for all your recreational vehicles and potential future workshop makes this an enticing prospect for those seeking both luxury and practicality. This is simply a wonderful property! Don't wait for your opportunity!

Built in 2014

Essential Information

MLS® #	A2112615
Price	\$974,900
Sold Price	\$967,500
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,882
Acres	6.62
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	1, 12320 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County

Province	Alberta
Postal Code	T1A 7G7

Amenities

Parking Spaces	10
Parking	Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 22nd, 2024
Days on Market	14
Zoning	CR2, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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