

\$1,395,000 - 5320 Township Road 114, Rural Cypress County

MLS® #A2116127

\$1,395,000

6 Bedroom, 4.00 Bathroom, 1,950 sqft
Agri-Business on 120.66 Acres

NONE, Rural Cypress County, Alberta

A bird watcher's dream, a hunter's paradise; No matter what you call it, this 120 Acre property will Surprise you! It offers a blend of tranquility and functionality that's truly unparalleled. Escape to serenity, just 6 minutes south on the Black and White from Medicine Hat; newly paved road to the property.

Picture yourself amidst the beauty of nature, with a newer automated pivot gracing 20 acres (Could increase to 30 acres) and around 80 acres of fenced pasture land. Two creeks meander through, creating an idyllic setting for livestock and doubling as a haven for wildlife. Encounter deer gracefully roaming and a chorus of birdsong featuring pheasants and grouse. An amazing panoramic 180-degree vista is yours to savor from the comfort of a stunning 1900 sqft bungalow with a walkout basement. The home, custom built in 2005, has IN-FLOOR-HEATING on all levels, it boasts 5 bedrooms and 4 bathrooms.

Stepping inside the home, you are greeted by an inviting open-concept layout, where hardwood and tile floors gleam beneath vaulted ceilings. A cozy gas fireplace beckons in the living room, seamlessly connected to the kitchen, dining area, and bright breakfast nook. With ample storage, granite countertops, and oak cabinetry, the kitchen is as functional



as it is beautiful. There is a large deck off the breakfast nook, that is the perfect place to soak in the breathtaking views. Retreat to the primary suite, complete with its own ensuite bath and walk-in-closet, while two additional bedrooms and bathrooms ensure comfort for all. Just off the Laundry room is access to the 28x28 Heated Garage. It features in-floor heating, a long workbench, 2 individual garage doors, and a STUNNING EPOXY COATED floor.

Downstairs, a spacious family room awaits, perfect for gatherings and games. Step outside through the french doors of the walkout and embrace the crisp air and expansive views. The perfect spot for your hot tub. Two more bedrooms, a well-appointed bathroom, and ample storage (including isolated Cold Storage) completes the lower level.

Quality craftsmanship is evident throughout, from the custom solid wood planking on the staircase, to the ICF basement, to the efficient insulation keeping you cozy year-round. A stucco exterior adds elegance, while a backyard deck and gazebo invite outdoor relaxation. A 30X40 shop with metal roofing and in-floor heating has a low maintenance Stucco exterior that matches the house. The shop provides ample space for equipment, storage and hobbies. (Plus storage in the upper loft.)

Additional features include a 6000-gallon cistern, SMRID water for your landscaping and crop irrigation. The 15 acres of yard site has numerous scotch pine, poplar, and Colorado spruce, all with access to underground sprinklers or drip irrigation.

This property is a dream come true for anyone seeking the perfect blend of rural tranquility and modern comfort. Don't miss your chance to experience it firsthand â€” schedule your

visit with your realtor today!

Built in 2004

Essential Information

MLS® #	A2116127
Price	\$1,395,000
Sold Price	\$1,225,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,950
Acres	120.66
Year Built	2004
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Sold

Community Information

Address	5320 Township Road 114
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A7G5

Amenities

Parking	Additional Parking, Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Workshop in Garage
Waterfront	Lagoon, Pond

Interior

Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Coal, In Floor, Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	May 10th, 2024
Days on Market	49
Zoning	A2
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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