

\$1,100,000 - 22, 12320 Range Road 72, Rural Cypress County

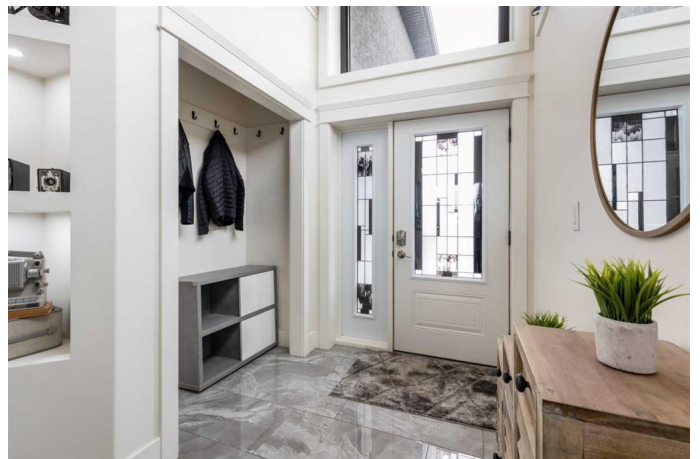
MLS® #A2123165

\$1,100,000

5 Bedroom, 4.00 Bathroom, 2,449 sqft
Residential on 7.17 Acres

NONE, Rural Cypress County, Alberta

Price Reduction of \$50,000. Escape to the tranquility of country living just minutes away from Medicine Hat in West Ridge Country Estates. Nestled on 7.17 acres of land, this exquisite 2449 SqFt Modified Bi-level boasts 5 bedrooms, 3.5 bathrooms, and a remarkable attached 2392 SqFt, oversized 5 car garage. Upon entering the home, embrace the 18'™ vaulted ceilings of the main level before ascending a few steps to reach the main living area. The main level features a spacious living room, a dining area, and an expansive kitchen fit for culinary enthusiasts. Equipped with a gas stove, pot filler, built-in oven, and a convenient walk-through pantry leading to the laundry room, mudroom, and half bathroom, this kitchen is a dream come true. Retreat to the primary bedroom on the main level, complete with a generous walk-in closet and a luxurious 5-piece ensuite. Indulge in the comforts of a 6'™ jet tub, a spacious 2-person shower, and the convenience of in-floor heating. The upper level offers 3 sizable bedrooms adorned with built-in cabinets, accompanied by a well-appointed 4-piece bathroom featuring a 5'™ jet tub, double vanity, and in-floor heating. Descending to the lower level, discover two expansive recreation rooms, ideal for an exercise area and family gatherings. A bedroom and a full bathroom with a walk-in tile shower complete this level. This walk-out



basement offers convenient access directly to the patio and backyard. Experience ultimate comfort with 3-zone heating and cooling integrated throughout the home. Elevated by top-tier upgrades, from building materials to electrical components to interior finishes, this home exudes timeless sophistication and advanced technology. Additionally, experience the ease of accessing city water and utilizing SMRID for irrigation purposes. More details can be found in the supplemental materials.

Built in 2021

Essential Information

MLS® #	A2123165
Price	\$1,100,000
Sold Price	\$1,090,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,449
Acres	7.17
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Sold

Community Information

Address	22, 12320 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 1Z0

Amenities

Parking	Quad or More Attached
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Interior

Interior Features	Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home, Vaulted Ceiling(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, ICFs (Insulated Concrete Forms), Stucco, Wood Frame
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	June 21st, 2024
Days on Market	65
Zoning	CR2, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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