

\$997,000 - 8, 12331 Range Road 72, Rural Cypress County

MLS® #A2125766

\$997,000

5 Bedroom, 3.00 Bathroom, 2,146 sqft
Residential on 3.26 Acres

NONE, Rural Cypress County, Alberta

Beautiful acreage just off the Holsom road on RR 72 with 5 bedrooms, 3 1/2 baths. You are greeted by a large entry way before heading into the open concept living area. The kitchen is equipped with all the bells and whistles such as ample creme colored maple cabinets, quartz countertop, stainless appliance package with large fridge, double ovens, a two tier island with seating containing a gas stove top. A walk thru pantry is perfect to hideaway those small appliances, and offers easy access from the garage. The dining room has a big window overlooking the back yard and the spacious living room has a wood burning stove beautiful tray ceiling. The grand master bedroom also boasts a tray ceiling, walk-in closet with plenty of storage space and a barn door closure. The ensuite bath boast a luxurious oversize, to the ceiling shower with multiple shower heads and a soaker tub. Dual sinks are always a plus and there is ample storage! There are 2 good sized other bedrooms and another 4 piece bath in between them. Off to the right of the entry is a half bath and large laundry room leading out to the garage. The lower level is set up great for relaxing or entertainment. Offering a two tier wet bar with full sized fridge, TV and plenty of storage. The heart of the basement is host to an theater room with projector, speakers & screen and still leaving a ton of space for a play room/ rec room. Completing the lower



level are 2 extra bedrooms, 4 piece bath and a separate private gym room. The triple attached heated garage has plenty of room for your vehicles and a workshop, complete with 220 wiring. An added bonus is a shower basin for garage or out door clean up!

The outside has a beautiful composite deck, with a hot tub space as well as a fire pit area.

There are 3.3 acres of room to roam with a playhouse, shed and numerous trees planted.

. You have access to SMRID water for keeping the grounds in great shape with the first 2 acres on the underground sprinklers and the back acre with a release system in place.

There is a 4200 gallon cistern for fresh water.

Solar panels are great for helping with energy efficiently. Offers 200 AMP service. Text or call today for your private showing on this excellent acreage!

Built in 2014

Essential Information

MLS® #	A2125766
Price	\$997,000
Sold Price	\$999,700
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,146
Acres	3.26
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	8, 12331 Range Road 72
Subdivision	NONE

City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 1Z0

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garburator, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Storage
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 14th, 2024
Days on Market	18
Zoning	CR2, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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