

\$1,350,000 - 11415 Range Road 61, Rural Cypress County

MLS® #A2133368

\$1,350,000

4 Bedroom, 3.00 Bathroom, 1,473 sqft
Residential on 37.52 Acres

NONE, Rural Cypress County, Alberta

Pack up your bags, you're moving to the country!!! 37 acres just south of Medicine Hat, featuring a beautifully updated home that enjoys modern finishes such as a gorgeous and generous cape cod inspired entrance to collect all your guests, and the main floor has had a complete update and enjoys beautiful wood flooring and a bright white kitchen with all the modern amenities, central island, coffee bar, granite counters, and views from all directions. The western views are spectacular, capturing the sunset glow through the large windows, you will spend all your evenings on the 3 season sundeck. The primary bedroom enjoys a walk-in closet and an updated ensuite with heated floors as well as a private door to the 3-season patio, this is the perfect place to enjoy the sunset at the end of a long day; or hop into the hot tub and watch the weather come in. The lower level is the perfect place for a winter's evening; snuggle by the fire or sit up at the bar with friends and family. The basement provides large windows and tons of thoughtful storage this is an excellent area for children, teens, or guests! Outside is a 38x26 heated triple car garage featuring a dog run AND its own 2 pc bathroom!! The easy maintenance landscaped yard enjoys a BBQ area, and outdoor kitchen with fireplace, this is a beautiful spot to entertain... AND if you really want to get the party going head out to the Saloon for some real fun! This powered shed



with bar, outdoor fridge, and kitchen area is the perfect place to dance away the night! This is such a special property; it doesn't stop there... the new 40x 60 heated shop with 16' walls is basically what shop dreams are made of! There are simply too many features to get into one write-up, but notable are water rights SMRID, and Westside Water Co-op, brand new pivot included (GST applies)! This property offers you the opportunity to continue with the current tree business, enjoy your own private enchanted forest or tailor your farm experience to suite your dreams; u-pick, pumpkin patch, garden market! Making magic can happen!
Live Here. Stay Here. Grow Here.

Built in 1992

Essential Information

MLS® #	A2133368
Price	\$1,350,000
Sold Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	37.52
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	11415 Range Road 61
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta

Postal Code T1B 0K7

Amenities

Parking Spaces 50

Parking 220 Volt Wiring, Concrete Driveway, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, Plug-In, RV Access/Parking, RV Garage, See Remarks, Triple Garage Detached, Workshop in Garage

Interior

Interior Features Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Bar Fridge, Dishwasher, Garage Control(s), Microwave, See Remarks, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Barbecue, Garden, Lighting, Outdoor Kitchen, Private Entrance, Private Yard, Storage

Lot Description Garden, Landscaped, Native Plants, Underground Sprinklers, Private, Secluded, Treed, Views

Roof Metal, Other

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed May 19th, 2024

Date Sold July 1st, 2024

Days on Market 43

Zoning A2, Agriculture

HOA Fees 0.00

Listing Details

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