$1,497,000 - 7, 12331 Range Road 72, Rural Cypress County

MLS® #A2140316

$1,497,000
5 Bedroom, 3.00 Bathroom, 2,200 sqft
Residential on 4.30 Acres

NONE, Rural Cypress County, Alberta

Exceptional water front walk-out bungalow situated on 4.32 acres of land just a short distance from Medicine Hat! This executive property has been meticulously maintained and offers you the upscale country lifestyle you have been dreaming about in a community where you will enjoy time with neighbours who become friends while taking in the views of the Cypress Hills, gorgeous sunsets, and the heart-warming smells of lilacs while looking over the majestic lake. As you enter this home you will be wowed by the high-end finishes throughout starting with the fresh paint and impressive hardwood floors that lead your eye through the open floor plan to the back wall of windows showcasing the spectacular views of the lake behind. The gourmet kitchen is a chefâ€™s dream featuring elegant white custom cabinetry, granite counters, tile backsplash, & Wolfe appliances including a 6-burner gas stove, commercial fan, B/I Steam Oven & Convection Oven. The kitchen also features a SubZero Fridge, B/I Asko Dishwasher, B/I Microwave as well as a walk-through pantry/butlers pantry. Your family and friends will gather in the large dining room & spacious living room to enjoy delicious meals and make lasting memories. The primary suite hosts a luxurious 5-piece ensuite with steam shower & soaker tub and large walk-in closet with custom built-ins. This level also features a 2nd bedroom, a huge

4-piece main bathroom, main floor laundry, and a mudroom leading you out to the triple car fully finished garage with polished concrete floors, in-slab heat, floor drain, and built-in cabinets. The lower level is equally impressive with beautiful laminate floors, in slab heating, a HUGE rec room with space for a great sized family room featuring a handsome oversized fireplace, games area, & wet bar with Fischer Pascal Freezer & Fridge drawers and a SubZero bar fridge, . On this level you will also find a theatre room that has been sound proofed, 3 great-sized bedrooms, one with a queen size murphy bed, and a large 3-piece bathroom with glass shower. This property also features a 40 x 48 detached shop w/ in slab heat, workshop, 3-piece bathroom, office area, & kitchen. Enjoy your days and evenings on one of your 4 decks or head out to your private dock and enjoy a paddle board or join the neighbours for a kayak race. This home is truly a lifestyle dream!

Built in 2015

Essential Information

MLS® #	A2140316
Price	$1,497,000
Sold Price	$1,410,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,200
Acres	4.30
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	7, 12331 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7N1

Amenities

Parking Spaces	3
Parking	Insulated, 220 Volt Wiring Access/Parking, Triple Garag
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage C Water Softener, Window Cov
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dock, Other
Lot Description	Sloped, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Siding
Foundation	Block

Additional Information

Date Listed	June 11th, 2024
Date Sold	November 22nd, 2024
Days on Market	164
Zoning	CR2, Country Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.