

# **\$1,095,000 - 5106 Highway 41a, Rural Cypress County**

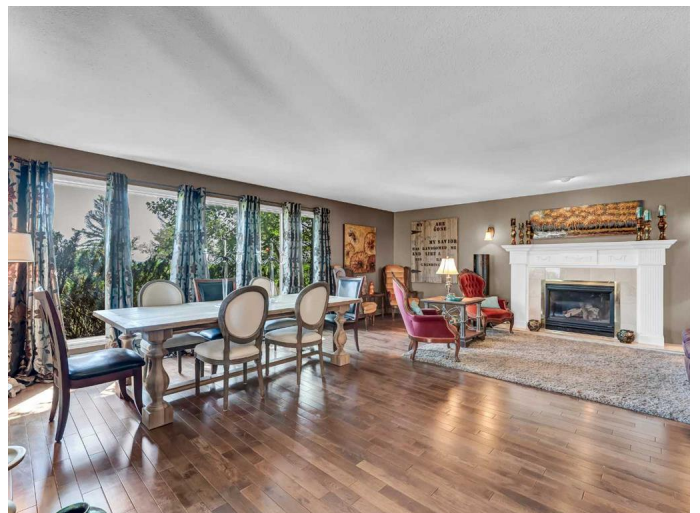
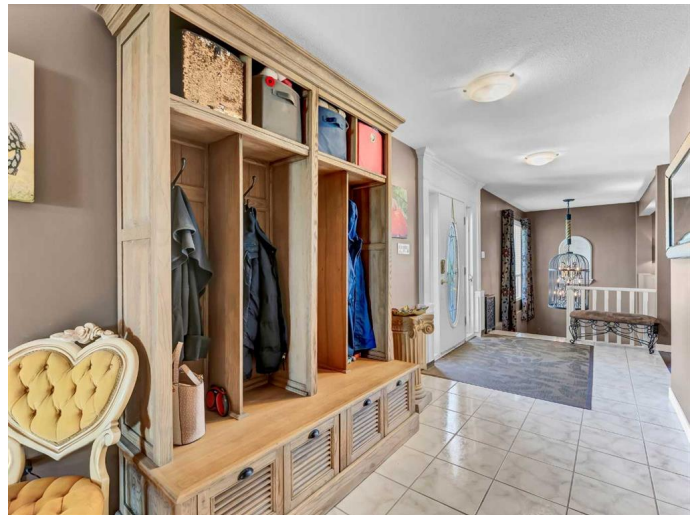
MLS® #A2141112

**\$1,095,000**

6 Bedroom, 5.00 Bathroom, 3,965 sqft  
Residential on 3.90 Acres

NONE, Rural Cypress County, Alberta

Have you always dreamed of a home with plenty of space and perfect spots for entertaining? You will want to take a peek at this gorgeous home!!!! This property boasts just shy of 4000 sqft above grade with 6 bedrooms (plus 2 dens) and 5 bathrooms, situated on 3.90 Acres of land just outside of Medicine Hat with a beautiful inground pool!!!! The main floor offers a large front living/dining room with gorgeous hardwood floors and a gas fireplace. The generous kitchen features a gas stove, centre island, and butler's pantry and is open to the large dining space which flows into the huge, enclosed sunroom which overlooks the amazing yard and pool. On this level you will find 2 bedrooms, which have walk-in closets and a fantastic jack and jill bathroom setup with their own sink areas and shared bathtub/shower & toilet. This floor also hosts a bonus space, large laundry room, 2 additional full bathrooms, and a den! Upstairs you will enter the primary retreat which features a large bedroom with gas fireplace, a private deck, 3 closets, a bonus space, and a 4-piece bathroom with large walk-in shower. The basement layout in this property is unique; one of the two lower level living spaces offers a walk out to beautiful patio area where you can view the wide open views. This space also offers a fireplace and wet bar. The second living space offers another fireplace, plenty of beautiful built in book cases and cabinets as well as a wet bar. On the lower level there are also 2 large



bedrooms that mimic the same jack and jill layout as the main floor bedrooms with the same bathroom and closet set ups. There is also a third bedroom, and two large storage rooms! This property also features a 4-car attached garage. Walk out from one of the many beautiful patio spaces to your backyard where there is a beautiful grassed area with mature trees and even a tire swing! You will love spending your summer days and nights at your own large, private in-ground pool. Again, this space has been designed with large families and entertaining in mind with the pool house complete with an outdoor kitchen & multiple patio areas with a beautiful rocked fireplace. If you're still needing extra space this property also offers a large Quonset style shop. You must see this magnificent home to believe all it has to offer! This home has city water and gas.

Built in 1960

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2141112                         |
| Price          | \$1,095,000                      |
| Sold Price     | \$1,015,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 5                                |
| Square Footage | 3,965                            |
| Acres          | 3.90                             |
| Year Built     | 1960                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5106 Highway 41a |
| Subdivision | NONE             |

|             |                      |
|-------------|----------------------|
| City        | Rural Cypress County |
| County      | Cypress County       |
| Province    | Alberta              |
| Postal Code | T1A 8N5              |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 4                     |
| Parking        | Quad or More Attached |

### **Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)                      |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Gas Stove, Refrigerator, Tankless Water Heater, Washer |
| Heating           | Boiler, Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 3                                                                                                                                           |
| Fireplaces        | Gas, Wood Burning                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                    |

### **Exterior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                            |
| Lot Description   | Few Trees, Front Yard, No Neighbours Behind, Landscaped, Yard Lights, Private, Subdivided, Treed |
| Roof              | Tar/Gravel                                                                                       |
| Construction      | Brick                                                                                            |
| Foundation        | Poured Concrete                                                                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | June 14th, 2024   |
| Date Sold      | August 13th, 2024 |
| Days on Market | 60                |
| Zoning         | CR-1              |
| HOA Fees       | 0.00              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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