

\$2,500,000 - 11425 Range Road 53, Rural Cypress County

MLS® #A2154428

\$2,500,000

4 Bedroom, 4.00 Bathroom, 5,216 sqft
Residential on 320.00 Acres

NONE, Rural Cypress County, Alberta

Ideal Lifestyle at amazing VALUE ! . Ever dream of living in the country? This property offers a lifestyle like no other. This is a UNIQUE opportunity to be very close to Medicine Hat city limits, yet remote from any neighbours. Consisting of 2 x 1/4 section of land(320 acres +/-), 2 residences, multiple outbuildings, riding arena, pivot & wheel move irrigation systems with water rights to the Bullshead creek that runs through the yard, 40+/- acres of hay, grazing land, and a substantial untapped Gravel vein running through it (incredible value here - exploratory report on file). The well designed 4 bedroom, 4 bathroom, 5216 sq ft home was completed in 2017. This layout is made to enjoy! When you pull into the circular driveway under the carport you are greeted by a covered verandah. A spacious front entry leads into a huge kitchen/dining area with granite countertops, island, dual ovens, 3 sinks, gas range, ample cabinets and pantry-there is enough space and equipment here to host any large gathering. Moving forward into the rest of the home reveals a great room with rock fireplace and access to the south deck. Note the sense of space and light created by ten foot ceilings and tall windows throughout the main floor. The rest of this wing consists of a coat room that leads out to the east patio, and is adjacent to the attached heated double garage and laundry room. Turning right from the front entry



takes you to a convenient 2 piece washroom, the first bedroom/office, and then around to the primary bedroom with walk in closet and full ensuite featuring a walk in tile shower and a large jetted tub. Continuing on down the west wing reveals the indoor pool room. This wonderful vaulted space features a Salt Water Pool, fountain, sauna, shower, and wet bar, and has doors leading out to patios on both ends. It feels like a being on a resort! The upper floor consists of 2 more large bedrooms on either end, with their own 3 piece ensuite washrooms, with a spacious vaulted family room between them. This home was designed with family and enjoyment in mind. So many great indoor spaces to enjoy, and so many outdoor spaces to take advantage of the peace and tranquility of life in the country. Now let's have a look at what the rest of the property has to offer. At first glance, one notices the nicely graded roads leading from building to building. There is an extensive U/G sprinkler system that maintains the manicured grass and treed areas. There are extensive outdoor lights run with underground power throughout the yard. The second residence is an updated 1220 sq ft 3 bed , 2 bath Modular home. There is a separate multi-use building with a kitchenette that has a 2 piece washroom, tack room , and a room roughed in for a walk-in cooler. Other outbuildings consist of a 40x40 quonset with concrete floor and 14 ft doors, detached 30x30 garage, 10x20 chicken house with 10x20 run, 200x100 ft riding arena, & multiple sheds. . Serious inquiries only please.

Built in 2017

Essential Information

MLS® #	A2154428
Price	\$2,500,000
Sold Price	\$2,600,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,216
Acres	320.00
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	11425 Range Road 53
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0K7

Amenities

Parking Spaces	10
Parking	Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage Door Opener, Garage Faces Side, Heated Garage

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, No Neighbours Behind, Many

	Trees
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 21st, 2024
Days on Market	19
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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