

\$1,349,900 - 63, 12107 Range Road 74, Rural Cypress County

MLS® #A2197908

\$1,349,900

3 Bedroom, 3.00 Bathroom, 2,265 sqft
Residential on 1.90 Acres

NONE, Rural Cypress County, Alberta

Welcome to The Oakland, a stunning Walk-Out Bungalow nestled in a beautiful acreage community just 15 minutes west of the city. It offers 3852 sqft of fully developed living space plus an additional 466 sqft of partially finished storage that could easily be an additional bdrm, Guest Suite, or private office. This exceptional property offers 1.9 acres, beautifully landscaped, backing onto the picturesque Klaudt's Dam a gorgeous lake where skating, fishing, and boating become part of your everyday lifestyle. As you approach, the contemporary design and sleek lines of the spacious main-floor entrance set the stage for the elegance that lies within. Soaring ceilings throughout the home create a bright and open living space, while the open-concept layout perfectly integrates living and entertaining spaces. The heart of the home is the kitchen—a culinary dream with abundant cabinetry, an oversized island, marble countertops, glass backsplash, luxury appliances, and ample storage, perfect for both casual family meals and grand gatherings. The primary bedroom is a true retreat featuring a massive walk-in closet, spa-like ensuite with a luxurious bath, walk-in shower, and gorgeous finishes. Additionally, the main offers a den that is perfectly located to view the front drive. Down the custom light-filled stairwell, the walk-out basement offers two additional bedrooms that are



generously sized, making this home ideal for family and guests. There is a spacious storage room with an exterior door that would easily convert to a 4th bedroom, theatre room or gym if that's your desire. Buyers will appreciate the oversized Triple Garage with a tandem spot perfect for a small car, boat, or golf cart. Every detail was considered when crafting this home; whether you're relaxing indoors or enjoying the outdoor lifestyle, this home redefines acreage living. This is more than just a home—it's a lifestyle property where every day feels like a getaway. Don't miss this rare opportunity to own your dream retreat close to the city!

Built in 2022

Essential Information

MLS® #	A2197908
Price	\$1,349,900
Sold Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,265
Acres	1.90
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	63, 12107 Range Road 74
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta

Postal Code T0K 1Z0

Amenities

Parking Spaces 8

Parking Triple Garage Attached

Waterfront Lake Access, Lake Front, Lake Privileges, See Remarks

Interior

Interior Features Built-in Features, Vaulted Ceiling(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Garburator, Microwave, Window Coverings

Heating Forced Air, Zoned

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Lake

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 28th, 2025

Date Sold March 13th, 2025

Days on Market 13

Zoning CR-1, Country Residential

HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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