



GRASSROOTS
REALTY GROUP

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12112A Range Road 55
Rural Cypress County, Alberta

MLS # A2218910

\$1,345,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,242 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	2.64 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	Co-operative, See Remarks
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Stucco	Zoning:	CR
Foundation:	ICF Block	Utilities:	Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Quartz Counters		

Inclusions: Free standing AC unit in office, vented hood fan in kitchen, unvented hood fan in basement, 2 ceiling fans, window coverings, 2 central air units, 2 high efficiency furnaces, high efficiency water heater, in-floor piping in basement and garage but not connected, fire suppression system, work bench in attached and detached garage, New refrigerator- stove and dishwasher on main level kitchen, full kitchen in the basement with fridge and stove and microwave, underground sprinklers with 4- 2inch wire traced main lines that run on SMRID water, 30 X60 Quonsetwith motorized rollup garage door, 9 security cameras with a hard drive, elaborate security system with monitoring, has city and SMRID water, 1500 gallon water tank and pump (located in the detached garage), office TV and wall mount, front load washer and dryer, basement furniture negotiable, wood burning stove- WETT certified, RO system, newer water softener, newer sump pump and lift station pump, Garburator, Trash compactor (As is).

Welcome to this private and immaculate acreage featuring a sprawling custom-built bungalow with ICF block walls to the roof trusses. Nestled on 2.64 acres just 1 minute south of S. Boundary Road on RR 55, this property offers luxury, comfort, and privacy, along with unbeatable proximity to Medicine Hat amenities. With 6 Bedrooms + formal Den, a large office, and over 6000 sq ft of living space, there is plenty of room. First time on the market, this is a rare opportunity! Surrounded by mature trees, lush lawns, and irrigated by SMRID water, this beautifully landscaped property also includes Co-op domestic water, a 1,120 sq. ft. shop, and a 60x30 movable wired Quonset with a motorized roll-up door. The extensively renovated home boasts engineered hardwood, a cozy WETT-certified wood stove, and a stunning sunroom with six patio doors that open onto a large low-maintenance composite deck and stone patio. The show-stopping kitchen features skylights, quartz countertops, waterfall island, new appliances (including fridge with RO water), pull-out cabinetry, and a walk-in pantry. Modern pull-up/pull-down blinds with transparent tops offer both beauty and function. The main floor includes 4 large bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite featuring a steam shower and unused soaker tub. A dedicated office, complete with wall-mounted TV and extra A/C unit, is perfect for working from home. An elegant den/theatre room with French doors provides the ideal space for quiet relaxation or entertainment. Downstairs, the fully finished basement offers a second full kitchen, oversized island, 2 more large bedrooms, a spacious living room, a cold room, and a 3-piece bath pre-plumbed for a steam shower. The home is equipped with 2 high-efficiency furnaces, 2 A/C units, the basement and attached garage concrete slabs have PEX

lines for future in-floor heat, HE water heater, newer water softener, sump pump, and lift station pump; plus RO system. Smart home features include a fully monitored security system with sensors on all entry points, 9 exterior cameras, motion/floor sensors, digital locks, low-temp alerts, Ethernet wiring throughout, and a fire suppression sprinkler system. The outdoor space is equally impressive with an attached heated double garage, detached garage/shop with separate power, RV parking with power hookup, hot tub pad with 50-amp GFI, fenced dog run, and easement access to the Quonset. Enjoy multiple patios, a stone walkway, and landscaping that includes apple and saskatoon trees, perennials, fertile planting areas, and underground sprinklers on economical irrigation water. Combining refined living, ample space, and unmatched location, this one-of-a-kind acreage is the perfect private retreat. There are still many incredible details to discover, Call today to book your private showing!