



GRASSROOTS
REALTY GROUP

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18, 12320 Range Road 72
Rural Cypress County, Alberta

MLS # A2227809



\$1,499,999

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|-----------|--|--------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,756 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Quad or More Attached | | |
| Lot Size: | 4.94 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behin | | |

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|-------------|-----------------------------------|------------|---------------------------|
| Heating: | Fireplace(s), Forced Air | Water: | Co-operative, Other |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 22-12-7-W4 |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | CR2, Country Residential |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to your dream luxury acreage retreat, just six minutes from the city limits. This spectacular property combines the convenience of proximity with the serenity of rural living, situated on a fully accessible hardtop road right to the gravel-prepped driveway, ready for asphalt. City water is in place, as is SMRID irrigation water, which keeps the entire expanse of mature trees, manicured shrubs, and lush lawn vibrant through a fully automated u/g sprinkler system. The east-facing backyard is a true highlight, offering stunning sunrises from the comfort of a generous 36' x 12' covered upper deck, complete with natural gas hookup—perfect for morning coffees or evening gatherings. There's ample space to install a pool and customize the outdoor living to your desires, all while maintaining compliance with WestRidge Estates community caveats. Inside, this smoke- and pet-free home impresses with high-end finishes throughout, including triple-pane argon gas windows, quartz countertops, and engineered distressed hardwood flooring—beautiful, durable, and practical. Soaring 14' cathedral ceilings enhance the grandeur of the main living spaces, starting with a striking front entry that features eave plugs, a gas rock fireplace, and an elegant water fountain connection. The kitchen is designed to delight any culinary enthusiast, with top-tier appliances, including double ovens, an induction cooktop, a drawer microwave, and a dishwasher (new 2025). A garburator, beverage fridge, and touch-sensor faucet add convenience, while the two-tiered island offers generous prep and entertainment space. Frosted glass cabinet inserts with internal lighting add a touch of sophistication. Adjacent, a huge walk-in pantry easily accommodates an upright freezer and abundant shelving. Entertainment and comfort continue with a built-in

bar featuring a full fridge, sink, and ample counter space—ideal for indoor-outdoor hosting. The theatre room boasts a 120” screen, built-in ceiling speakers, dimmable sconce lighting, and two-tiered seating. Recessed rock features with rope lighting and inset plugs in the living room and office elevate both design and function. The primary suite offers a peaceful retreat with an electric fireplace and spa-like ensuite. A large laundry room provides counter space, a sink, & plenty of room for drying racks. Downstairs, the lower deck is wired with 220V for a future hot tub, and the entire home is efficiently maintained with three 340-gallon water tanks (automatically filled with city water), an oversized hot water tank with recirculation to the kitchen & master ensuite, dual furnaces, upstairs air conditioning, and a full HVAC system. The 52x25 heated garage is built for enthusiasts, featuring a gas heater, three new overhead doors (2025), floor drains, & hot/cold utility sink (exterior RV hookup/parking too!). This property blends modern luxury, thoughtful design, & the tranquility of country living into one exceptional opportunity.