



**GRASSROOTS**  
REALTY GROUP

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12026 Range Road 74  
Rural Cypress County, Alberta

MLS # A2230635



**\$2,500,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,997 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	150.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Landscaped, Lawn, Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Dugout, See Remarks, Spring
Floors:	Carpet, Tile, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-12-7-W4
Exterior:	Wood Frame	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Granite Counters, Kitchen Island, Pantry, See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central a/c, garage door opener w/ remote, central vac w/ attachments, 2 freezers, u/g irrigation w/equipment, above ground system w/ pump, greenhouse, 2 sheds, 15 round bales, existing crop (orchard grass mix), barn equipment, fan system spray shop, 3 waters (stock), (3 phase converter?)

Dare to Dream? Make your dreams come true on this one-of-a-kind property! 150 acres +/- of Paradise just a 15 minute drive from the city of Medicine Hat ( all on paved road). This property has it all&hellip;AG2 Zoning; Facilities to board horses ( Barn with floor drain , Riding Arena, Shelters , 3 Waterers, Cross fenced ) , Workshop with upgraded power and ventilation system, Paint Shop, Extra Large Heated Workshop with Oversized door and a Cold Room set up (perfect for hunters), temperature controlled Greenhouse, Steel Sheds , Kennel, Dugout ( SMRID water ), Registered Dam, 40 acres +/- of dry flat land currently seeded to hay ( possibility to add irrigation rights for this ). Live your best life AND incorporate multiple revenue streams! All of this PLUS over 3000 sq ft of living space on 3 levels in a custom built walk-out 2 storey home. This well considered design speaks of quality and care. The Kitchen features Top Notch custom cabinetry, granite counter-tops , gas range , and dual wall ovens. There is a breakfast space with adjacent deck with a gas line for the BBQ, as well as a formal dining area with access to the Wrap Around Deck. Both decks offer privacy and some very nice views tucked in amongst the mature trees and landscaping. There is a conveniently located main floor laundry, a 2-piece powder room with a copper sink, the living room features a cosy wood pellet stove, and there is quality tile and warm distressed board flooring throughout the main floor. There are 2 spacious bedrooms on the upper level including the primary with walk-in closet and an exceptional ensuite with soaker tub , walk-in shower, and dual sinks. There is also a second full bathroom on this level .The lower level walk-out basement offers excellent light and leads out to an at-grade patio space overlooking the lawn. There is a large family room with a unique coffered wood ceiling, office

nook, third bedroom, full bathroom, cold storage room, gas fireplace, and the utility room. Other features include an attached heated double garage 28 x 30 with oversized door, and RV pad with power hook-up. This is a home and location that must be seen to be truly appreciated! Call your REALTOR® for a private viewing , then consider purchasing the lifestyle you have always dreamed of. Seller will consider trade towards purchase on a smaller property.