



GRASSROOTS
REALTY GROUP

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12026 Range Road 74
Rural Cypress County, Alberta

MLS # A2230635



\$2,249,900

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…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.