



**GRASSROOTS**  
REALTY GROUP

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12332 Range Road 52A  
Rural Cypress County, Alberta

MLS # A2243265



**\$1,600,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,131 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	38.79 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	Water:	Cistern
Floors:	Ceramic Tile, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt/Gravel, Flat, Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-12-5-W4
Exterior:	Brick, Vinyl Siding	Zoning:	A1-IDP, Agricultural Dist
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Central Air x3, misc finishing materials, JD lawn mower, pond equipment, hot tub, misc outbuildings, pump for creek water

This dream acreage has it all! Private, spacious, beautiful scenery, a gorgeous house, a creek running on the property, and numerous outbuildings. This 38.79 acre property is just minutes from the city, located on the Eastern edge, down in the valley next to Ross Creek. The house is a work of art with so much detail put into it. Over 3100 square feet on the main floor, this home has 4 bedrooms, 4 baths, an extra large chef's kitchen, three large family areas, two laundry rooms, and so much more. The wood work, including the beautiful hardwood floor patterns must be seen to be appreciated. Next to the house is the 26 x 26 ft double car garage. Outdoor, the brick work and the walkways are incredible, including a massive water fall pond feature that you are sure to enjoy. Lots of outdoor living area, including a hot tub with a mechanical cover. The acreage is fully fenced with plenty of mature trees, and features numerous out buildings , including a 40 x 48 ft work shop. Water is City of Medicine Hat water, via the East Cypress Water Co-op. The home is wired throughout for a sound system, as well as a security system. This acreage really does have it all, but must be seen to be appreciated. Book your private tour today with your favorite agent.