



GRASSROOTS
REALTY GROUP

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13029A Range Road 50
Rural Cypress County, Alberta

MLS # A2249552



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,671 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	2.01 Acres		
Lot Feat:	Few Trees, Landscaped, No Neighbours Behind		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 6-13-4-W4

Zoning: CR-1

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Tv Mounts, Garage Shelving, Generlink + Cord, Kitchen Stools at Island, Driveway Bell, Treehouse + Slides, Sheds, Blinds, Curtain Rods, Garage Door Openers + Controls (3)

This beautifully updated acreage offers the best of both worlds — peaceful country living with the convenience of being only minutes from town. Set on 2.01 acres, this charming home is designed for comfort, entertaining, and enjoying the great outdoors. Inside, the kitchen is a true standout with white cabinetry, granite countertops, corner pantry, ample storage, new backsplash, and a built-in microwave. From the dining room, you'll love the spectacular view and direct access to the spacious 12x20 composite screened deck with covered roof, perfect for summer evenings in the quiet countryside. The main floor features a cozy living room with a gas fireplace, hardwood floors, 3 bedrooms, 2 bathrooms, and a convenient laundry room. This home has in-floor heating on both the main floor and as well as the basement. Downstairs, the fully developed basement offers 2 additional bedrooms, a full bathroom, and a huge family room complete with games area and wet bar — ideal for entertaining or hosting overnight guests. The triple-car garage is fully finished and heated, with plenty of space for vehicles, storage, or even a workshop/man cave. Outdoors, the property shines with a covered front verandah, a large newly completed screened-in deck, and a spacious yard that's full of potential — from gardens and perennial flower beds to play areas or additional storage. Recent upgrades include: New front door & blinds, New backsplash & microwave, New water softener, sand filter, pump, and chlorinator. The property also offers a High-functioning well (6 GPM), New 1,500-gallon fiberglass septic tank (2025), and Plenty of new trees with drip lines installed. This spectacular acreage truly gives you all the feels when searching for the perfect "one" to call home. A must-see for anyone dreaming of space, privacy,

and modern comfort just outside the city.