



GRASSROOTS
REALTY GROUP

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12112A Range Road 55
Rural Cypress County, Alberta

MLS # A2250202



\$1,345,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,242 sq.ft.	Age:	1998 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad, Quad or More Detached, RV Access/		
Lot Size:	2.64 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	Co-operative, See Remarks
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Stucco	Zoning:	CR
Foundation:	ICF Block	Utilities:	Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Quartz Counters		

Inclusions: Free standing AC unit in office, vented hood fan in kitchen, unvented hood fan in basement, 2 ceiling fans, window coverings, 2 central air units, 2 high efficiency furnaces, high efficiency water heater, in-floor piping in basement and garage but not connected, fire suppression system, work bench in attached and detached garage, New refrigerator - stove and dishwasher on main level kitchen, full kitchen in the basement with fridge and stove and microwave, underground sprinklers with 4 - 2inch wire traced main lines that run on SMRID water, 30 X 60 Quonset with motorized rollup garage door, 9 security cameras with a hard drive, elaborate security system with monitoring, has city and SMRID water, 1500 gallon water tank and pump (located in the detached garage), office TV and wall mount, front load washer and dryer, basement furniture negotiable, wood burning stove - WETT certified, RO system, newer water softener, newer sump pump and lift station pump. Imagine mornings filled with birdsong, evenings under endless stars, and room for every dream to unfold. Just one minute south of South Boundary Road on RR 55, this 2.64-acre private escape offers the peace of country living without giving up the convenience of Medicine Hat's amenities. At its heart is a custom-built bungalow unlike any other, with over 6,000 sq. ft. of living space crafted from energy-efficient ICF block walls all the way to the roof trusses. For the very first time on the market, this home blends thoughtful design with comfort and practicality, featuring 6 bedrooms, a formal den, and a spacious office—perfect for family, guests, or working from home. The property itself is stunning—mature trees, manicured lawns, and lush landscaping irrigated by SMRID water. You'll also find Co-op domestic water, a 1,120 sq. ft. heated shop, and a 60x30 movable wired Quonset with a motorized roll-up door—ideal for hobbies or extra storage. Step inside and feel the warmth. The main floor has been extensively renovated with engineered hardwood, a cozy WETT-certified wood stove, and a sunroom you'll never want to leave—six patio doors open onto a composite deck and stone patio, perfect for summer nights or quiet coffee mornings. The showpiece kitchen is bright and welcoming, featuring skylights, quartz counters, a waterfall island, pull-out cabinetry, walk-in pantry, and brand-new appliances (including a fridge with RO water). Sleek pull-up/pull-down blinds with clear tops balance light and privacy beautifully. The main floor hosts four large bedrooms, including a primary suite that feels like a spa retreat, complete with a steam shower and soaker tub. The private office comes with a wall-mounted TV and its own A/C, while an elegant den/theatre with French doors is perfect for reading or movie nights.

Downstairs, a fully finished basement offers a second full kitchen, oversized island, spacious living area, two additional bedrooms, a cold room, and a 3-piece bath pre-plumbed for a steam shower—ideal for extended family or guests. Valuable features include 2 high-efficiency furnaces, 2 A/C units, PEX lines for future in-floor heat, HE water heater, newer water softener, sump pump, lift station pump, and RO system. Smart home features add peace of mind: monitored security, 9 exterior cameras, motion and floor sensors, digital locks, Ethernet wiring, low-temp alerts, and a fire suppression sprinkler system. Outdoors, enjoy an attached heated double garage, detached garage/shop with separate power, RV parking with hookup, hot tub pad with 50-amp GFI, fenced dog run, and multiple patios. Apple and saskatoon trees, perennials, fertile beds, and underground sprinklers on irrigation water make this a gardener's dream. This isn't just an acreage—it's where country charm meets modern convenience. Call today to book your private showing!