



GRASSROOTS
REALTY GROUP

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7525 Highway 3
Rural Cypress County, Alberta

MLS # A2250854



\$785,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Modified Bi-Level | | |
| Size: | 1,973 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 10.25 Acres | | |
| Lot Feat: | Landscaped, Lawn, Many Trees, Private, Secluded | | |

| | |
|--------------------|------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Linoleum, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Brick, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|-------------------|---------------------------|
| Water: | Dugout |
| Sewer: | Septic Field, Septic Tank |
| Condo Fee: | - |
| LLD: | 31-10-7-W4 |
| Zoning: | A2, Agriculture |
| Utilities: | - |

Inclusions: All Water Supply/treatment equipment, garage heater, shop furnace, wheel line, hand move sprinklers, garden shed

This beautifully maintained 10.25-acre acreage is the perfect combination of peaceful country living and city convenience. Located just outside Seven Persons and a short drive to Medicine Hat, this property offers everything a family could want—space, privacy, modern updates, and a truly inviting home surrounded by nature. With a spacious 1973 sqft modified bi-level, 5 bedrooms plus a den, 3 bathrooms, and both practical and luxurious upgrades, this acreage is an exceptional find. Step inside and immediately notice the care and attention this home has received over the years. The main floor is warm and welcoming with a dedicated dining room and a bright breakfast area, making it easy to host family dinners or casual morning coffee. The living room with access to a balcony provides a cozy space to relax while enjoying views of the property. Also on the main level are 2 spacious bedrooms and a 4-piece bathroom, perfect for kids, guests, or even a home office. Upstairs, you’ll find 3 large bedrooms and a 3-piece bathroom, offering plenty of space and privacy for the whole family. The lower level features a large family room, a den, and tons of storage, along with convenient walk-out access to the outdoors. The layout is functional and flexible, ideal for both day-to-day living and entertaining. Practical updates make this home even more appealing, including new windows installed in 2023 and newer shingles, giving the next owners peace of mind for years to come. The attached 28x28 heated garage ensures comfort through every season and plenty of room for vehicles, tools, and storage. The acreage itself is nothing short of spectacular. Surrounded by mature trees, wide stretches of grass, and multiple patio areas, it’s a private oasis designed for outdoor enjoyment. Whether you’re entertaining, relaxing, or watching the kids run and

play, the landscaping here creates a retreat-like feel. A large dugout sits on the property, and with SMRID water supply and incredible pressure, irrigation is simple and effective—keeping the grounds lush and green through the summer months. For families who value outdoor living, gardening, or simply enjoying beautiful surroundings, this property delivers in every way. A highlight of the acreage is the 40x60 heated shop, a dream setup for hobbyists, trades, or anyone needing extra space. This shop includes a 250 sqft mezzanine, office, 2-piece bathroom, and a loading dock, offering endless possibilities—whether you’re running a business, storing equipment, or creating the ultimate workshop. While this acreage offers all the privacy and quiet of country living, it’s perfectly situated just outside Seven Persons and a quick drive to Medicine Hat. Families will love the close proximity to parks and schools, while still enjoying the wide-open spaces and tranquility of acreage life.