



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10, 12029 Range Road 74
Rural Cypress County, Alberta

MLS # A2252231



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,197 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Quad or More Detached, RV Access/Parking		
Lot Size:	2.84 Acres		
Lot Feat:	Beach, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gentle Sloping, Land		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Cistern, Co-operative, Drinking Water, Dugout, See R
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-12-7-W4
Exterior:	Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Fridge, gas stove, hood fan, dishwasher, microwave drawer, wine fridge, tv wall mounts, washer, dryer, water softener, garage door opener w/remotes, hot tub, playground equipment, sheds, some built in shelving in workshop, ride on mower

Lakefront Acreage Paradise: The Ultimate Escape for Family, Fun & Freedom Welcome to your dream lifestyle—where every day feels like a getaway! Nestled on 2.84 acres of pristine land, this stunning lakefront property offers the perfect blend of adventure, relaxation, and modern comfort, all less than 20 minutes from downtown. Live the Lake Life: Step out your back door and onto your private dock—complete with a swimming ladder and a lake stocked with fish, ready for your boat, paddleboard, or lazy afternoon swim. Whether you’re an early-morning angler or sunset cruiser, this is the waterfront oasis you’ve been waiting for. Room for All Your Passions: A massive 36’ x 66’ heated shop with a mezzanine is every hobbyist’s dream—ideal for your toys, tools, projects, or even a home business. There’s space for boats, RVs, and more, so your adventures don’t have to end at the shoreline. A Home Built for Family & Entertaining: Inside, you’ll find a welcoming, open-concept kitchen designed for gathering and celebrating, with plenty of space for friends and family to connect. The expansive master bedroom is your personal retreat, offering breathtaking lake views and a private ensuite. Upstairs, two additional bedrooms and a main bath provide comfort for kids or guests, while the main floor offers a convenient laundry room and another bedroom—perfect for flexible living arrangements. Designed for Living Well: Custom built-in desk area off the living room—ideal for remote work or homework. Cozy gas fireplace for those chilly Alberta evenings, Basement family room and bedroom for movie nights, playdates, or guest stays. Outdoor playground for the kids, so adventure is always just steps away, Reliable water co-op supply for peace of mind This is more than just a

home—it’s a lifestyle upgrade. With wide open spaces, lakefront tranquility, and every amenity you could want, this property is ready to become your family’s ultimate escape from the everyday hustle. Ready to make every day feel like a holiday? Book your private showing and discover the magic of lake acreage living today!