



GRASSROOTS
REALTY GROUP

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6529B Township Road 132
Rural Cypress County, Alberta

MLS # A2257288



\$1,549,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,556 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Quad or More Detached, See Remarks		
Lot Size:	1.58 Acres		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-13-6-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, See Remarks		

Inclusions: Lawn care tractor and equipment negotiable

Perched atop a scenic coulee with sweeping views of the South Saskatchewan River, this custom-built 2,500+ sqft home sits on 1.58 acres and blends luxury with comfort just 15 minutes from Medicine Hat. The main floor showcases a dramatic two-story living room, gourmet kitchen with granite countertops and stainless steel appliance package, and a spacious primary suite complete with walk-in closet and spa-inspired ensuite. Upstairs, you'll find three additional bedrooms and a vaulted flex space ideal for a home gym or games room, while the fully developed basement offers even more living space with two bedrooms, a bathroom, and an open entertainment area. Outside, over \$200,000 in professional landscaping creates a private backyard oasis with an enclosed patio, fireplace, sitting areas, a built-in BBQ, and pizza oven—perfect for gatherings. Completing the property is a heated double attached garage and a 34x46 three-bay shop, making this residence as functional as it is beautiful. With unmatched views, luxury finishes, and thoughtfully designed indoor and outdoor spaces, this property truly defines prairie living at its finest.