



GRASSROOTS
REALTY GROUP

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12323 Range Road 74
Rural Cypress County, Alberta

MLS # A2260360



\$919,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	2,249 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Park		
Lot Size:	18.74 Acres		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Private, Secluded		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	21-12-7-W4
Exterior:	Vinyl Siding	Zoning:	A2
Foundation:	None	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

Inclusions: 3 Fridges, 2 Electric Stoves, 1 Gas Stove, 3 Microwaves, Dishwasher, Flatbed Trailer & Water Hauling Tanks, Kioti Tractor with all attachments, 2 Ride on lawn mowers, Washer, Dryer, Hot Tub, 4 Station Exercise Equipment, Treadmill, Garage Door Openers & Remotes, Shed & Outbuildings, Central Air, All Window Coverings, 2 TV Mounts, 2 TVs, Entertainment Unit in Suite.

Peaceful Country Living with Income Potential & Horse-Ready 18.74 Acres with 2249 SQFT Home within 10 minutes of the city!! Welcome to this exceptional multi-use acreage offering a rare combination of serene country living, income-generating potential, and equestrian-friendly amenities & all just $\frac{1}{12}$ mile from your nearest neighbor. Set on beautifully maintained land, this 2,249 sq ft home features 4 spacious bedrooms and 2 full bathrooms, including a luxurious 5-piece main bath complete with a soaker tub and double shower. Constructed with solid 2x6 framing, this home is designed for durability and comfort with a Carrier commercial-grade furnace and A/C, updated hot water tanks (2017 & 2025), Metal roof and a 2,500-gallon fiberglass cistern with new pump (2024). This is an ideal setup for horse lovers or hobby farmers boasting the fully fenced field with barbed wire, $\frac{1}{12}$ -sided horse shelter accommodating up to 3 horses, large pens for exercise and easy management, open space for future round pen installation, sand-filled riding arena and dog run, multiple outbuildings, including a shop with wood-burning stove and home gym space. This property has a track record of productivity. In years with above-average rainfall, it has yielded up to 30 large square bales of high-quality crested wheat hay, perfect for feeding your animals or selling locally. A long-running RV storage business has operated here for over 12 years, bringing in \$8,000–\$9,000/year with many loyal, respectful customers. A current permit with Cypress County allows for 100 RV spots, and RV storage infrastructure is in place. Water is no issue here…SMRID water rights. Dugouts on the property, including one that naturally fills with runoff. Manual irrigation system from a service well, connected to multiple underground water lines. Large garden area with

available water lines and garden shed Additional Features include the Oversized triple garage with a 757 sq ft fully equipped guest suite. Fully landscaped yard with mature, shady trees. Tons of storage throughout the property. 3 sets of kitchen appliances included. Enjoy complete privacy, incredible sunsets, and space to host weddings, parties, or events without disturbing neighbors Whether you're looking for a self-sustaining homestead, an equine retreat, or an acreage with built-in income potential, this unique property offers it all. Schedule your private tour today and experience the possibilities!