



GRASSROOTS
REALTY GROUP

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

7304 Township Road 124
Rural Cypress County, Alberta

MLS # A2264986



\$800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,535 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.06 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Sloped		

Heating: High Efficiency, Forced Air

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan

Water: Cistern, Co-operative

Sewer: Septic Field

Condo Fee: -

LLD: 28-12-7-W4

Zoning: CR-1

Utilities: -

Inclusions: 2 sheds, salt water hot tub, gas fireplace, 2- 1750 gal water tanks for cistern, alarm system, wifi dish, cell booster. Yard maintenance equipment negotiable

Escape to serene country living in this breathtaking 5 bedroom, 3 bathroom, walk-out bungalow, nestled on just over 2 acres, minutes from Medicine Hat. This custom built gem offers modern luxury, tranquil privacy, with spectacular sunsets that will take your breath away. Step inside to a bright, open concept main floor, kitchen and living area, with vaulted ceiling and exquisite rock work accents throughout. The gourmet kitchen boasts custom built oak cabinetry, sleek granite countertops, top of the line appliances, perfect for the home chef. Also on the main floor, the primary bedroom with spa like ensuite, and walk in closet. 2 additional bedrooms and a 4 piece bathroom complete this level. Downstairs is an entertainers dream with walk-out, 2 large bedrooms, family rec room with 120" 3 D projection, and 7.1 surround sound that absolutely kicks (negotiable), a recently renovated bathroom, convenient laundry area, and mechanical room with a high efficient furnace and filtration, hot water on demand, and cistern for domestic water which is provided from Westside Water Co-op. Outside you have a beautiful, private backyard that is an entertainer's paradise, complete with patio area, firepit, and luxurious salt water hot tub, perfect for relaxing or hosting gatherings with friends and family. Also, SMRID water for keeping your yard, trees or garden looking great.(water rights option to purchase) The large heated garage is perfect for your vehicles, toys, or room for those hobby projects. New shingles and siding were installed in 2023. Don't miss out on this opportunity to enjoy the peace and privacy of rural living, and only a short drive to Medicine Hat.