



GRASSROOTS
REALTY GROUP

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11225 Range Road 72
Rural Cypress County, Alberta

MLS # A2271163



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,660 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	3.42 Acres		
Lot Feat:	Many Trees		

Heating: Forced Air

Floors: Linoleum

Roof: Asphalt

Basement: Partial

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: Cistern, Public

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: -

Zoning: Country Residential

Utilities: -

Inclusions: N/A

Discover the perfect blend of country living and city convenience with this fantastic acreage located just 17 minutes from Medicine Hat and steps from Highway 3. This spacious family home offers 5 bedrooms, 3 bathrooms, and a bright, open layout designed for comfortable living. The main floor features a brand-new kitchen, convenient main-floor laundry, and plenty of room for gathering. With 1,660 sq ft above grade plus an additional 1,000 sq ft on the developed lower level, there's space for every member of the family. The cozy living room includes a wood-burning stove for winter warmth and patio doors leading to a covered outdoor patio, perfect for year-round enjoyment. An attached garage provides room to park or work on hobbies. Outdoors, this property is set up for effortless acreage living with City water to the home plus irrigation water, underground sprinklers, and a fully serviced RV parking spot complete with 50-amp power—ideal for guests, extra living space, or parking your own travel trailer. If you're looking for peaceful rural living with an easy commute, this property is a must-see.