



GRASSROOTS
REALTY GROUP

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12002 Range Road 65
Rural Cypress County, Alberta

MLS # A2281706



\$789,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,274 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway, Insulated, See		
Lot Size:	9.93 Acres		
Lot Feat:	Farm, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Other, Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-12-6-W4
Exterior:	Stone, Vinyl Siding	Zoning:	A2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Air Conditioner, Dishwasher (Not as Viewed), Microwave Hood Fan, Refrigerator, Stove, Window Coverings, Garage Controls, Washer in lower level

Country Charm with Room to Roam – Just Minutes from Medicine Hat Welcome to 12002 Range Road 65 in Cypress County, where peaceful acreage living meets everyday convenience—only a 15-minute drive to Medicine Hat. Set on a picturesque 10 acres, this property offers space, functionality, and that hard-to-find country charm. The 1,274 sq. ft. bungalow has a warm, welcoming feel and is designed for comfortable family living. With 4 bedrooms and 3 bathrooms, there’s room for everyone—whether you’re raising a family, hosting guests, or working from home. The home features an attached insulated single garage, plus an attached unfinished double car garage, ready for you to customize as a workshop, storage space, or future expansion. Outside is where this property truly shines. The beautifully landscaped yard is framed by mature trees, a new fence, and open prairie views that instantly put you at ease. Enjoy your own garden space, a small corral, and a horse barn, making this an ideal setup for hobby farmers or equestrian enthusiasts. The yard is partially irrigated with SMRD water, keeping things green and thriving through the summer months. Need outbuildings? You’re covered. The property includes a 25’ x 30’ insulated and heated quonset—perfect for projects year-round—as well as a 30’ x 60’ tarp shed for equipment, trailers, or toys. Whether you’re dreaming of quiet mornings with coffee on the porch, room for animals and hobbies, or simply a little more breathing space without giving up city access, this acreage delivers. Country living with character, space, and practicality—this is one you’ll want to experience in person.

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