



**6220A Township Road 121A  
Rural Cypress County, Alberta**

**MLS # A2283332**



**\$849,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bi-Level	
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b> 2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage	
<b>Lot Size:</b>	4.77 Acres	
<b>Lot Feat:</b>	Lawn	

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-12-6-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CR-1, Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island		

**Inclusions:** Deck blinds, UG's, garage radiant heater, shed, yard supplies in shed, stove in shop, gas fireplace, antique woodstove, stainless kitchen setup in shop, hoist in shop, pump system for the dugout, incinerator

Dreaming of quiet country living but worried about the commute? This acreage is the perfect solution! Only minutes from the city with almost 5 acres of land (including a creek) this property is a must see. Nice open bi-level with beautiful views off the covered deck, get ready to relax in your own tranquil sanctuary. With potential for days you can easily make it feel like home. Just a couple of its fantastic features include: fenced pasture; fully fenced yard for kids and/or doggos; heated floors in the basement and in the 30x48 shop; gorgeous coulee views; hot tub hookups under the deck; 3 walk-in closets; main floor laundry; and for the hunter in the family there's already an ideal stainless kitchen in the shop for you to perfect your homemade sausage;) Don't miss out on your chance to be the next owner of this idyllic property.