



GRASSROOTS
REALTY GROUP

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6017 Township Road 120
Rural Cypress County, Alberta

MLS # A2283365



\$798,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,636 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, I		
Lot Size:	4.67 Acres		
Lot Feat:	Irregular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	Co-operative, Drinking Water
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-11-6-W4
Exterior:	Brick, Cedar, Stucco	Zoning:	A1-IDP, Agricultural Dist
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Jetted Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, BI Dishwasher, Hood Fan, Microwave, Garage Door Opener and remote, Shop door opener, Underground sprinklers & Timer 65 heads, Washer "AS IS", Dryer, Window coverings, King Head Board

Tucked just outside the City of Medicine Hat limits with asphalt right to the door, this well-maintained bungalow offers the kind of acreage lifestyle that's getting harder to find. The water setup is truly ideal, with SMRID water for irrigation and Westside Water servicing the home, making day-to-day living and land care simple and efficient. Inside, you'll appreciate the pride of ownership and the numerous upgrades completed over the years, including vinyl windows, updated flooring, newer shingles, and more. The layout is practical and welcoming, with comfortable living spaces that are ready to enjoy. Featuring 3 Bedrooms up, including a primary suite with an Ensuite and Walk-in closet as well as a massive family room down, 4 bedroom and an office... along with tons of storage! For those who need serious workspace and even more storage, this property delivers in a big way: an oversized, heated double attached garage, plus a spacious heated shop with 220-volt power—perfect for hobbyists, trades, or anyone who wants room to create and tinker. Outside, the land is set up beautifully with fencing and cross-fencing, making it an excellent option for a few animals, while still offering plenty of space to relax and take in the wide-open feel. A rare combination of location, access, utilities, and improvements—this one shows 10/10.