



2, 12520 Range Road 70
Rural Cypress County, Alberta

MLS # A2293131



\$545,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,872 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	4.94 Acres		
Lot Feat:	Treed, Views		

Heating:	Forced Air	Water:	Cistern, Co-operative, Dugout, See Remarks
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-12-7-W4
Exterior:	Vinyl Siding	Zoning:	CR2, Country Residential
Foundation:	Other, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Irrigation lines and equipment

If you've been dreaming of wide open skies and peaceful prairie views without sacrificing convenience, this beautiful acreage may be exactly what you've been waiting for. Tucked away just 6 minutes from the city limits of Medicine Hat, this peaceful 4.94 acre acreage welcomes you with a long driveway, mature trees, and a sense of privacy that instantly sets the tone for country living. Step up onto the expansive deck and take in the incredible prairie landscape stretching out before you. It's the perfect place to enjoy your morning coffee, host summer BBQs, or simply relax and watch the wide open skies that make acreage living so special. Inside, the home offers 1,871 sqft of living space, including a thoughtfully designed addition completed in 2016, all conveniently laid out on one level. A spacious entryway welcomes you in with plenty of room for coats, boots, and even a small sitting or play area where you can enjoy the natural light coming through the windows. Just off the entry is the laundry room, while the hallway leads to the bright kitchen and dining area that creates a warm and functional gathering space. The adjoining living room features vaulted ceilings, a cozy gas fireplace, and a built-in counter area, perfect for a laptop workspace or organizing daily life. Down the hall you'll find 4 bedrooms plus an office, including the primary bedroom with its own ensuite, along with three additional bedrooms and a full bathroom. At the end of the home is a functional mudroom that opens to the deck, complete with a walk-in closet for additional storage. The property also features a 21 x 16 attached oversized single garage AND 23 x 29 double detached garage with radiant heat. The home is serviced by a cistern for household water and SMRID irrigation for the yard. Additional features include two furnaces, central air conditioning, composite decking

and a large patio area. The perfect setup for horses, ponies and chickens! A private slice of prairie living, just minutes from the city.