



**7316 Township Road 144
Rural Cypress County, Alberta**

MLS # A2293308



\$789,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,715 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Attached		
Lot Size:	2.06 Acres		
Lot Feat:	Private, Treed, Views		

Heating:	Boiler	Water:	Cistern, Well
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	28-14-7-W4
Exterior:	Mixed	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Fridge, stove, dishwasher, washer, dryer, central vac & all attachments, window coverings, 2 tv mounts, 3 garage door openers & 2 controls, ceiling fan w/ remote, 2-stage water particle system, inline UV water system, bail lifter, 2 storage sheds, central a/c

A rare opportunity for private country living just minutes from town! This stunning acreage has been thoughtfully designed with expansive decks that capture breathtaking prairie views to the impressive 1,800 sq ft heated shop. The bright and welcoming main floor boasts vaulted ceilings, skylights, and large windows that flood with natural light. The living room is warm and inviting, with a focus on the beautiful wood-burning fireplace. The open-concept kitchen is a chef's dream, featuring granite countertops, custom cabinetry, a butcher-block island, and an impressive walk-in pantry. The dining area is ideal for entertaining and offers seamless access to the back deck for indoor-outdoor living. The primary bedroom provides a peaceful retreat with double closets and abundant natural light. A full bathroom with a classic clawfoot tub offers the perfect place to unwind, while a second bedroom, main floor laundry, and a spacious mudroom with outdoor access complete the main level. The fully developed lower level features 9-foot ceilings, in-floor heating, a large family room, three additional bedrooms, a full bathroom, utility/storage space, and a storm shelter/cold room. So much room for the whole family, inside and out. Outside, you'll find everything you need to enjoy acreage living: a garden area, storage buildings, ample parking, and a cozy firepit space with swing seating. The barn has a walk in cooler, that's insulated, stainless steel sheeted and rails with a temperature controlled refrigeration system. Water for the yard is provided by a well and the house is serviced by a 5500 gallon cistern. The attached heated shop is a standout feature, complete with in-floor heat, 220 power, an 18-ft overhead door, and a 3-piece bathroom. Enjoy peaceful mornings on the covered front deck with sunrise views, and unwind in the evenings on the spacious back deck.

This home does not disappoint. With school bus pickup right at the driveway, this property offers quiet country living with unmatched convenience—less than 15 minutes northwest of Redcliff. Contact your local neighbourhood REALTOR® today!