



**3324 Township Road 114A**  
**Rural Cypress County, Alberta**

**MLS # A2297684**



**\$795,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	-		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Irvine
<b>Basement:</b>	-	<b>LLD:</b>	28-11-3-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	A2, Agriculture
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Pasture

Escape to wide open space and endless opportunity with this full 160-acre quarter section, ideally located less than 20 minutes from town and halfway to Elkwater. Whether you're dreaming of a hobby farm, livestock operation, or simply room to breathe, this property delivers the perfect balance of comfort, functionality, and land. The spacious bungalow offers 5 bedrooms and 2 bathrooms, providing plenty of room for family living. The main level welcomes you with a large entryway and features a bright kitchen complete with modern cabinetry and appliances, a dedicated dining area, and a comfortable living room space. Three bedrooms are located on the main floor, including the primary suite with its own 3-piece ensuite. Downstairs, you'll find two additional generously sized bedrooms and a wide open family room—ideal for entertaining, relaxing, or accommodating guests. Outside, the yard is exceptionally well-equipped for a variety of uses. There is an attached, heated oversized single garage. An detached 32' x 34' triple garage/shop provides ample space for vehicles, tools, and projects. The 51' x 80' quonset and 50' x 32' barn offer outstanding storage and versatility for agricultural operations, equipment, or recreational use. The land itself is a standout feature—seeded to a productive tame grass mix and capable of producing up to 100 bales per year. It has the capacity to comfortably support approximately 20 cow/calf pairs throughout the summer, making it an excellent option for livestock. With expansive acreage, this property is equally suited for horses, cattle, or any rural lifestyle you envision. Water is conveniently supplied by the Elkwater Water Co-Op, eliminating the need to haul water and adding to the property's ease of operation. If you've been searching for a turnkey rural property with substantial land, solid infrastructure, and

unlimited potential, this is a rare opportunity to make your vision a reality.