



11425 Range Road 53
Rural Cypress County, Alberta

MLS # A2122081



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,216 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage		
Lot Size:	320.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, No Neighbours Behind, Many Trees		

Heating:	Forced Air	Water:	Cistern, See Remarks
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	27-11-5-W4
Exterior:	Wood Frame	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Washer(2), Dryer (2), Fridge (2), Stove, Dishwasher (2), gas range, wall stove, microwave, irrigation pump, pivot and wheel moves, window coverings, u/g sprinkler system, Built-in shelving, central a/c, garage heater, garage door opener with remote, swimming pool equipment, shed

Have you ever dreamed of living in the country? We are pleased to offer this unique and amazing opportunity to people who share this dream. Very close to Medicine Hat city limits, yet remote from any neighbours, this property offers a lifestyle like no other. Consisting of 2 x 1/4 section of land(320 acres +/-), 2 residences, multiple outbuildings, riding arena, pivot & wheel move irrigation systems with water rights to the Bullshead creek that runs through the yard, 40+/- acres of hay, grazing land, and a substantial untapped Gravel vein running through it (incredible value here - exploratory report on file). The well designed 4 bedroom, 4 bathroom, 5216 sq ft home was completed in 2017. This layout is made to enjoy! When you pull into the circular driveway under the carport you are greeted by a covered verandah. A spacious front entry leads into a huge kitchen/dining area with granite countertops, island, dual ovens, 3 sinks, gas range, ample cabinets and pantry-there is enough space and equipment here to host any large gathering. Moving forward into the rest of the home reveals a great room with rock fireplace and access to the south deck. Note the sense of space and light created by ten foot ceilings and tall windows throughout the main floor. The rest of this wing consists of a coat room that leads out to the east patio, and is adjacent to the attached heated double garage and laundry room. Turning right from the front entry takes you to a convenient 2 piece washroom, the first bedroom/office, and then around to the primary bedroom with walk in closet and full ensuite featuring a walk in tile shower and a large jetted tub. Continuing on down the west wing reveals the indoor pool room. This wonderful vaulted space features a Salt Water Pool, fountain, sauna, shower, and wet bar, and has doors leading out to patios on both ends. It feels like a being on a resort! The upper floor

consists of 2 more large bedrooms on either end, with their own 3 piece ensuite washrooms, with a spacious vaulted family room between them. This home was designed with enjoyment in mind. So many great indoor spaces to enjoy, and so many outdoor spaces to take advantage of the peace and tranquility of life in the country. Now let's have a look at what the rest of the property has to offer. At first glance, one notices the nicely graded roads leading from building to building. There is an extensive U/G sprinkler system that maintains the manicured grass and treed areas. There are extensive outdoor lights run with underground power throughout the yard. The second residence is an updated 1220 sq ft 3 bed , 2 bath Modular home. There is a separate multi-use building with a kitchenette that has a 2 piece washroom, tack room , and a room roughed in for a walk-in cooler. Other outbuildings consist of a 40x40 quonset with concrete floor and 14 ft doors, detached 30x30 garage, 10x20 chicken house with 10x20 run, 200x100 ft riding arena, & multiple sheds. . Serious inquiries only please.