



GRASSROOTS
REALTY GROUP

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1, 16126 Range Road 13A
Rural Cypress County, Alberta

MLS # A2125039



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,472 sq.ft.	Age:	2000 (24 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	RV Access/Parking, See Remarks, Single Garage Detached, Workshop in Ga		
Lot Size:	110.86 Acres		
Lot Feat:	Farm, Many Trees, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-16-1-W4
Exterior:	Mixed	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, French Door, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: reverse osmosis system, pressure pump and water storage tank, fridge, stove, microwave/hoodfan, dishwasher, washer (2), dryer (2), garage heater, 2 fuel tanks, central air conditioner, window coverings, central vac w/attachments, all attached fixtures

The most amazing property and a horse lover's paradise! This unique and rare opportunity boasts a long list of features and offers a lifestyle like no other. The main residence is a 2000-built, 1472 sq ft bungalow which received a substantial addition in 2020, expanding the total interior living space to an impressive 3,768 sq ft. With a total of 8 generous-sized bedrooms, 1 office, 4.5 baths, and 2 laundry rooms you can host almost anyone and anything. The open-concept floor plan showcases a large kitchen complete with an island and a corner pantry, creating an inviting space for everyone. The thoughtfully designed mudroom caters to country living needs, while the mechanical/furnace room offers ample storage, pressure pumps, storage water tanks, and a reverse osmosis system. The outbuildings for the residence consist of the garage/feed room/bunkhouse (23 X 42), Barn (28 X 40), Quonset (33 X 72), and an additional shelter (40 X 80). With the residence being 105 acres, there is plenty of room and space for toys, kids, and horses/animals with all the shelters and fencing you need. Across the road, take advantage of the 5.4 acre riding arena that boasts a 33 X 48 shop (good for any storage or feed needs). And bordering the riding area property is a vacant residential lot (.46 acres) for any plans you may have. And let's talk about location. A great quiet community with an excellent school system. The kids can even walk to school. Amazing! For a comprehensive view of this exceptional property, including floorplans, 3D tours, and additional photos, don't hesitate to reach out and request more information. You won't be disappointed! Contact your local Ag REALTOR® today to explore this one-of-a-kind property and start living your dream lifestyle!

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