



7312 Range Road 33A
Rural Cypress County, Alberta

MLS # A2133822



\$1,850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,200 sq.ft.	Age:	1996 (28 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	40.00 Acres		
Lot Feat:	Many Trees, Native Plants, Private, See Remarks, Treed, Views, Wooded		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	21-7-3-W4
Exterior:	Concrete, Log, Post & Beam, Stone	Zoning:	A2, Agriculture
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Property Contents are available - Contact listing agent		

Welcome to your own piece of paradise in the serene rolling hills of Southeast Alberta! Tucked away in the picturesque Cypress Hills, this 40-acre estate offers a rare blend of rustic charm and luxurious comfort. From its tranquil surroundings to its breathtaking vistas, every aspect of this property invites you to experience the beauty of Alberta like never before. As you approach this remarkable retreat, you'll be greeted by the sight of a majestic two-story log cabin, exuding warmth and character. Designed to harmonize with its natural surroundings, the 4200 Sqft home seamlessly combines elements of rustic elegance with modern amenities. Upon entering, you'll be captivated by the spaciousness and light-filled interiors. The grand entryway sets the stage for what lies ahead, leading you into a sprawling living room adorned with expansive windows that frame the panoramic views of the foothills. A stunning stone fireplace beckons you to cozy up on chilly evenings, while the adjacent dining area offers the perfect setting for memorable gatherings with loved ones. The heart of the home, the kitchen, is a chef's dream, with a large island, top-of-the-line appliances and ample cabinet space. Retreat to the 429 Sqft Primary Suite, a serene sanctuary complete with a 5-piece Ensuite, where you can unwind and rejuvenate. Upstairs, a loft overlooks the main living area, providing a cozy spot for relaxation, reading or work. The upper level also features three spacious bedrooms, each offering their own unique views of the surrounding landscape, along with two full bathrooms to accommodate family and guests with ease. For endless entertainment, head down to the walk-out basement, where you'll find a comfortable family area, a pool table for friendly competitions, and two additional bedrooms and bathrooms for added convenience. Step outside onto the patio and

immerse yourself in the beauty of nature that surrounds you. Whether you're lounging in the hot tub, gathering around the built-in stone fire pit, watching the kids imagination come alive in the custom playhouse or enjoying a friendly game of tennis on the private courts, there's no shortage of ways to make the most of outdoor living. With the option for trade on commercial buildings, businesses, farmland, and heavy equipment, this is an unparalleled opportunity to own a premier piece of real estate in one of Alberta's most coveted locations. Don't miss your chance to experience the magic of this extraordinary property firsthand!