



11203 Highway 41
Rural Cypress County, Alberta

MLS # A2140237



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,479 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	4.31 Acres		
Lot Feat:	Lawn, Landscaped, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-11-3-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: OTR Microwave, Stove, Fridge, Dishwasher, Washer, Dryer, Garage Door Openers & Controls, Window Coverings, Stove + Fridge + Tables in the Summer Kitchen Building, Furniture in the Bunk House, Fridge + Microwave in the Bunk House, 2 Seacans, Firewood, 500 Gal Fuel Tank, 300 Gal Fuel Tank, 100 Gal Slip Tank & Pump, Water Softener, Submersible Pump in Well (2011), Pressure Tank, Central Air, All additional equipment & tools etc. are negotiable

This meticulously maintained acreage is a short 20 minute drive from Medicine Hat and offers 4.31 acres of serene land & breathtaking views. The property offers a beautiful fully developed walk-out basement bungalow with attached double garage, summer kitchen, bunkhouse, quonset, 2 seacans, & corrals. The main house was built in 2011 by Lacey Homes and offers 1476 sqft on the main floor. Gorgeous vinyl plank flooring and warm natural light flow throughout the open concept floor plan featuring a large living room with wood burning stove, great sized dining area with French doors out to the large, covered deck, and beautiful oak kitchen with granite countertops, large eat-at centre island, tile backsplash, newer stainless appliances, and corner pantry. The primary bedroom offers gorgeous views from the large windows, a walk-in closet, and 3-piece ensuite with walk-in shower. A second bedroom, large 4-piece main washroom, and a large laundry room with direct access to the attached oversized double garage finish off the main floor. Downstairs you will appreciate all of the natural light that this walk-out level offers. The generous family room has space for a living area, games room, and/or office space and French doors leading you out to the back yard. The large 3rd bedroom hosts a walk-in closet and cheater door to the 4-piece bathroom. This home offers tons of storage, a finished and heated attached "x 25'x4'" garage with floor drain, wrap around front veranda/deck, b/in sound system up & down and on the decks, and duradeck. The septic tank & field and well were also installed in 2011 when the home was built. This acreage is the perfect set up if you're looking for a place to have some livestock, as the property is neighboured by a creek to the north. The outbuildings are all conveniently tucked away from the main

residence surrounded by mature trees. There is a 16x24 building currently being used as a summer kitchen, a 26x31 quonset, a 8x12 shed, and a 16x24 bunk house that could easily be converted into a barn for the animals. The property has 2 wells, one at the main residence and one down with the outbuildings. This property has been kept as neat as a pin, be sure to check it out!