



7, 12331 Range Road 72
Rural Cypress County, Alberta

MLS # A2140316



\$1,497,000

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| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,200 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | 220 Volt Wiring, Gravel Driveway, Heated Garage, Insulated, RV Access/Park | | |
| Lot Size: | 4.30 Acres | | |
| Lot Feat: | Underground Sprinklers, Sloped, Views | | |

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| Heating: | Forced Air, Natural Gas | Water: | Cistern |
| Floors: | Hardwood, Laminate, Tile | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 23-12-7-W4 |
| Exterior: | ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Siding | Zoning: | CR2, Country Residential |
| Foundation: | Block | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Tv in bar, Tv above fireplace, Projector + Screen, Curtains + window Coverings, Central Vac + Attachments, Washer, Dryer, Sub Zero Fridge, WOLF 6 Burner commercial gas range, WOLF commercial fan, WOLF steam oven, WOLF Convection oven, Built in microwave, ASKO dishwasher, Sub zero bar fridge, Fischer pascal freezer + Fridge door, Bar stools at bar, Bar stools in kitchen, Murphy bed, Garage door opener + remotes, Garage cabinetry, Water softner, Water Filter, Sump pump, electric fireplace in shop, fridge in shop, irrigation pump, Underground Sprinklers, Block, Attached elevated shelving in shop.

Exceptional water front walk-out bungalow situated on 4.32 acres of land just a short distance from Medicine Hat! This executive property has been meticulously maintained and offers you the upscale country lifestyle you have been dreaming about in a community where you will enjoy time with neighbours who become friends while taking in the views of the Cypress Hills, gorgeous sunsets, and the heart-warming smells of lilacs while looking over the majestic lake. As you enter this home you will be wowed by the high-end finishes throughout starting with the fresh paint and impressive hardwood floors that lead your eye through the open floor plan to the back wall of windows showcasing the spectacular views of the lake behind. The gourmet kitchen is a chef's dream featuring elegant white custom cabinetry, granite counters, tile backsplash, & Wolfe appliances including a 6-burner gas stove, commercial fan, B/I Steam Oven & Convection Oven. The kitchen also features a SubZero Fridge, B/I Asko Dishwasher, B/I Microwave as well as a walk-through pantry/butlers pantry. Your family and friends will gather in the large dining room & spacious living room to enjoy delicious meals and make lasting memories. The primary suite hosts a luxurious 5-piece ensuite with steam shower & soaker tub and large walk-in closet with custom built-ins. This level also features a 2nd bedroom, a huge 4-piece main bathroom, main floor laundry, and a mudroom leading you out to the triple car fully finished garage with polished concrete floors, in-slab heat, floor drain, and built-in cabinets. The lower level is equally impressive with beautiful laminate floors, in slab heating, a HUGE rec room with space for a great sized family room featuring a handsome oversized fireplace, games area, & wet bar with Fischer Pascal Freezer & Fridge drawers and a SubZero bar fridge, . On this

level you will also find a theatre room that has been sound proofed, 3 great-sized bedrooms, one with a queen size murphy bed, and a large 3-piece bathroom with glass shower. This property also features a 40 x 48 detached shop w/ in slab heat, workshop, 3-piece bathroom, office area, & kitchen. Enjoy your days and evenings on one of your 4 decks or head out to your private dock and enjoy a paddle board or join the neighbours for a kayak race. This home is truly a lifestyle dream!