



1, 12128 Range Road 60
Rural Cypress County, Alberta

MLS # A2142212



\$698,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,150 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Converted Garage, Covered, Enclosed, Workshop in Garage		
Lot Size:	4.74 Acres		
Lot Feat:	Lawn, Garden, Low Maintenance Landscape, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative, Dugout, Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-12-6-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Jetted Tub, Laminate Counters, No Animal Home, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Machinery List attached

4.74 ac acreage with PRIME LOCATION! Surrounded by beautiful perennials and mature trees, you are guaranteed privacy, yet you are right on the edge of the city – only 4 km to Walmart, and the city is just on the other side of South Boundary Road. This property is ideal for garden lovers, with or without a greenhouse, or for handymen who love a big shop. You will never have to worry about water here-CITY WATER plus SMIRD with turnout valve in the yard for irrigation, and a DUGOUT (shared between four owners) and supplied naturally with water! Located on the parcel is a 1,150 sqft BUNGALOW, a wooden QUONSET used as a SHOP, a portable quonset, a shed and lots of machinery (see supplement attached). UPSTAIRS LAYOUT is: Kitchen, dining and living room, two bedrooms (primary with 3-piece ensuite bathroom), secondary bedroom, 4-piece bathroom with jet tub, laundry closet and 200 sqft enclosed patio. DOWNSTAIRS LAYOUT: Family/TV room, game room and 4-piece bathroom and two bedrooms along with utility room and hot water on demand unit. The wooden quonset (31 x 27 ft) which is utilized as a shop, has a mini office, toilet, and 2 ton engine shop hoist. The portable quonset is used for parking vehicles and machinery. An 8x12 shed is handy for storing garden tools. Water pond right outside the kitchen bay window, beautiful perennial flowers and wild life enhance the serenity of this rare property. Attached in the supplements is a list of items included with the sale, such as a tractor, riding lawn mower, etc. Additional supplements include: RPR, Machinery List, Measurement and Zoning info. This unique property has lots to offer, call your agent to check it out!