



**12107A Range Road 60**  
**Rural Cypress County, Alberta**

**MLS # A2143734**



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,998 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	13.07 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, Many Trees, Underground Sprinklers, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Zoned	<b>Water:</b>	Co-operative, Drinking Water, Other
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	7-12-5-W4
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	A1-IDP, Agricultural Dist
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Pump House, electric pump, steel framed greenhouse, heater in garage, wall office shelving, pressure tanks

It's the first time on the market for this 13.07 acre property, just minutes from city limits. This beautiful property has been home to a raspberry, and strawberry farm. However, many other possibilities abound. It has city water, a large dugout and it has SMRID irrigation. This property is enclosed by an 8 foot tall game fence. There is a 110 x 25 foot welded commercial greenhouse structure with a gas hook up. It could easily be converted into a shop or barn. As you enter the elevated almost 2000 square foot bungalow you will notice the large entry way and high ceilings. This custom built home was designed with family and function in mind. On the main floor are two bedrooms. The master suite includes a 4 piece en-suite and walk-in closet. Also included on the main floor is a laundry room, an office, and mud room. This passive solar home has many south facing windows which makes it bright and cheery. As you enter the kitchen there is a large island and lots of counter space. This makes it perfect to entertain family and friends. There is also a large walk-in pantry giving more than enough storage. As you enter the basement there is a large family room, 4 more bedrooms, a cold room, and one more 4 piece bathroom. The basement also connects to the oversized heated garage. This garage is amazing with a mezzanine, 220 volt outlet, and plenty of storage even with vehicles inside. The mature orchards and landscaping have sprinklers to over 7 acres. With sweeping views of the Cypress Hills, and a quiet park like location you will find it hard to believe that you have your own oasis only minutes from Medicine Hat. Don't miss your opportunity to view this spectacular property. Call your REALTOR® today to book a showing or take the virtual tour 24 hours a day and don't forget to watch the amazing drone footage.