



**5019 Township Road 105A
Rural Cypress County, Alberta**

MLS # A2146375



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,452 sq.ft.	Age:	1995 (29 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	75.44 Acres		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Private, Secluded		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-10-5-W4
Exterior:	Stone, Vinyl Siding	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Open Floorplan, Primary Downstairs, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub, work benches in shop

Discover 75 acres of rural living, with everything you and your family could need, including a fabulous view of the lights of Medicine Hat at night. Only 15 minutes from Medicine Hat and just off the Eagle Butte road, you'll enjoy the perfect balance of rural tranquility and city convenience. The 1452 square foot bungalow has been fully updated, features 6 bedrooms, 3 full bathrooms, two family rooms and much more! Unique about this home, is it includes 2 primary suites, one upstairs and one downstairs. Enjoy your morning coffee on the south facing back deck, right off the spacious and modern kitchen! Attached to the home is a large 30x36 double garage, heated and finished. In slab heating is installed, and ready to be connected if you choose in the garage. This acreage also has the shop space that you are looking for with a 40x60 heated shop! Planning on having a few farm animals? Then you are sure to love the new 36 x 36 horse barn! Water to the property is provided to by the Bulls Head Water Co-op, into the 4500 gallon cistern. There's also a dugout on the property. So much to enjoy and so much to discover, come see what this acreage has to offer you and your family, call your favorite agent today for a private showing!