



**GRASSROOTS**  
REALTY GROUP

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**11507 Range Road 75**  
**Rural Cypress County, Alberta**

**MLS # A2156132**



**\$848,500**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,419 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	17.25 Acres		
Lot Feat:	Few Trees, See Remarks		

Heating:	Boiler	Water:	Well
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Field
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-11-7-W4
Exterior:	Brick	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, No Animal Home, No Smoking Home		

**Inclusions:** Portable A/C, fridge, stove, B/I dishwasher, microwave, washer, dryer, manual sprinkler system, all out buildings, kitchen island, window coverings & blinds, farm equipment as front lawn decor, sump pump (new 2024) Security system and cameras included (\$78 per month)

17.25 PEACEFUL AND SERENE ACRES ONLY 17 MINUTES TO THE AIRPORT!! You will love the BEAUTIFUL VIEWS including views of the Cypress Hills, City lights, and in the winter views of Sweetgrass! The property has endless possibilities with lots of room for animals, a 30X22 Shop, and 3 additional buildings 14x18, 12x14, and 14x18, as well as smaller metal storage sheds with steel floors. You're close to Rattlesnake Park or Seven Persons depending on which way you want to go! Fishing in Klaut's Dam! The spacious ALL BRICK, 1419 sq ft bungalow is situated in a private setting and has 4 bedrooms (3+1) 2 bathrooms PLUS A DEN and has a classic retro feel from the 60's with a modern twist! The home was built in 1964 and moved onto the new basement in 1995. The main floor features a spacious living room, dining room (with built in china cabinet), the kitchen was updated in 2016 and has a newer fridge and stove (4 years) and a PANTRY! There's also newer vinyl plank flooring, an office/den with built in cabinets. Completing the main floor is that cool, RETRO (yet modern) 4 pce bath with a jetted tub, as well as 3 bedrooms which is perfect if you have little ones needing to be on the same floor as mom and dad! The basement come with IN-FLOOR HEAT & is host to a HUGE family room, an additional bedroom, 3 pc bath with large walk-in shower, storage room and the laundry area with soaker sink, the utility room has a door and stairs to the outside. You'll love all the extra storage up and down !! UPDATES INCLUDE: All the windows are PVC, Newer fridge, stove, washer/dryer (ALL new in 2021). The property was subdivided off the 1/4 section, and that land is also being sold & separately. So maybe you'd love the HOMESTEAD WITH THE 17.25 ACRES & THE ADJOINING 142.75 on top of that!

(Ask myself or your favourite Realtor for those details!) There is a 20' drilled well, and water rights for the household with SMRID (\$525 per year including GST). There is a 14' dugout on the property, and it has a registered dam and is split so that the land and the acreage can draw water from it! Their water is CRYSTAL CLEAR & also comes with an Iron Buster filtration system and a manual sprinkler system for the established and private yard! Lots of room to build a riding arena! GREAT NEIGHBOURS & COMMUNITY! This &ldquo;WELL LOVED HOME AWAITS A NEW FAMILY FOR MORE MEMORIES TO BE MADE!&rdquo; Call today!