



GRASSROOTS
REALTY GROUP

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12425 Range Road 30
Rural Cypress County, Alberta

MLS # A2193951



\$798,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,242 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Gravel Driveway, Other, Oversized, Parking		
Lot Size:	159.01 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	Cistern
Floors:	Concrete, Laminat	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-12-2-W4
Exterior:	ICFs (Insulated Concrete Forms), Straw, Stucco	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	High Speed Internet
Features:	High Ceilings, No Smoking Home, Storage		

Inclusions: Fridge, Stove, BI Microwave hood fan, BI Dishwasher, Washer, Dryer, 4 Ceiling fans, All out Buildings, Sheds and Shelters, Chest freezer in lower level,

This stunning quarter section of natural grassland is nestled just north of Irvine, AB—just a short drive to this charming rural community, which boasts a fantastic school, skating rink, shops, and essential services. Beyond that, you're only minutes from the city of Medicine Hat and the breathtaking recreational areas of Cypress Hills and Elkwater. It's the perfect blend of peaceful seclusion and convenient access! Embrace the tranquility of country living on this private and picturesque property, ideal for raising your family and horses. The heart of this unique homestead is a beautifully crafted 1242 sqft Bungalow that boasts being sustainable straw bale home with a full ICF basement and a durable metal roof. With its extra-thick stucco exterior and plaster-finished interior, the home exudes warmth and character—reminiscent of a New Mexico retreat, but with even more spectacular prairie sunrises and sunsets! Inside, the bright and inviting bungalow features a wide open-concept living area with large windows that flood the space with natural light. Buyers will love the durable NEW vinyl plank flooring throughout the main floor, perfect for country living! The main floor hosts a spacious primary bedroom complete with a full 4-piece ensuite. A versatile flex space serves as the perfect office, reading nook, yoga retreat, or nursery to keep your little ones close. The thoughtfully designed mudroom includes laundry, a convenient dog wash station, and a 2-piece bath with direct access to a fenced area—perfect for pets and outdoor living. Downstairs, the fully developed basement offers two additional spacious bedrooms, a full bathroom, and a large family/flex space, along with extra storage. Expansive covered porches at both the front and back of the home not only enhance passive heating and cooling efficiency but also provide the ideal spot to relax and

watch the prairie storms roll in. The property is fully fenced and cross-fenced, with multiple dugouts (including one spring-fed) and strategically placed watering holes to support rotational grazing of native grasses. Additional features include a small riding arena, livestock shelters, sheds, and several outbuildings. The heated (propane radiant) shop/barn is fully finished, while another large shop offers incredible potential for all your hobbies and past times. A charming bunkhouse adds to the property's appeal, making it perfect for guests or gatherings. This is more than just a home—it's a lifestyle. A rare opportunity to embrace sustainable, rural living on a breathtaking piece of land. Don't miss your chance to make it yours—book your showing today!