



**GRASSROOTS**  
REALTY GROUP

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34, 12320 Range Road 72  
Rural Cypress County, Alberta

MLS # A2195700



**\$289,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	0 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	5.09 Acres		
Lot Feat:	See Remarks		

Heating:	None	Water:	See Remarks, Well
Floors:	See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	None	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	22-12-7-W4
Exterior:	Mixed	Zoning:	CR2, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in the serene and scenic landscapes just outside of Medicine Hat, this 5.09-acre acreage presents a rare opportunity to complete and customize a partially built home. Envision your dream property brought to life amidst a beautiful setting. The current structure is designed to accommodate a spacious floor plan, featuring 4 bedrooms and 3 bathrooms, and an open concept layout, providing plenty of room for family and guests. Detailed blueprints are available, showcasing a thoughtfully planned layout that includes a good-sized attached garage, ensuring convenience and ample storage. The picturesque surroundings provide a peaceful retreat from the hustle and bustle of city life, making it an ideal location for those seeking a blend of rural charm and modern comforts. This is a unique chance to bring your vision to life, tailoring every detail to suit your personal style and needs with some of the legwork started. Imagine waking up to panoramic views, enjoying the fresh air, and creating a home that perfectly fits your lifestyle. This acreage offers not just a place to live, but a canvas for your dreams. Don't miss this rare opportunity to shape your perfect haven in a stunning, natural setting. Contact your agent today to learn more about this exceptional property and start planning your dream home.