



**GRASSROOTS**  
REALTY GROUP

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12301 Range Road 64  
Rural Cypress County, Alberta

MLS # A2203527



**\$829,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,500 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Attached Carport		
Lot Size:	7.14 Acres		
Lot Feat:	Cleared, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Dugout
Floors:	Laminate	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	21-12-6-W4
Exterior:	Brick, Concrete, Wood Frame	Zoning:	A1-IDP, Agricultural Dist
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Not Paid For, Heating Paid
Features:	Bar, Open Floorplan		

Inclusions:	none
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Unmatched Country Living Just Minutes from the Airport! Welcome to your future paradise! This remarkable 7.14-acre property, located just five minutes from the airport, offers the perfect blend of tranquility and convenience. Imagine living in a spacious 1,500 sq ft bilevel home with a double attached garage, complete with a charming covered deck that invites you to relax and enjoy the beautiful surroundings. Step inside and discover the well-designed main floor, featuring three comfortable bedrooms, including a master with an ensuite bathroom, along with an additional full bathroom for guests. The inviting living room and dining area provide an ideal space for entertaining, complete with a cozy fireplace to warm those chilly nights. The kitchen may need a modern touch, but it comes equipped with newer appliances, including a fridge, stove, dishwasher. Main floor laundry comes with washer & dryer. Additional perks include air conditioning, a furnace, and central vacuum, ensuring your comfort year-round. The basement expands your living space even further, containing two more bedrooms, another bathroom, and a large games room—perfect for family fun and gatherings. You'll also find a storage room and utility room for added convenience, with direct access to the insulated garage. Plus, wiring is already set for a hot tub at the back side of the house, making it easy for you to unwind at the end of the day. This stunning property is fully fenced with a new 4-wire perimeter fence, ensuring the safety of your pets and livestock. With a 4-inch irrigation pipe surrounding the perimeter for watering trees and a 2-inch system for your grass and additional greenery, you can maintain a picturesque landscape effortlessly, thanks to underground sprinklers. The large dugout on the property is perfect for summer and winter fun, providing a fantastic outlet for recreation

throughout the year. The paved driveway leads right to your front door, offering ease of access while enhancing curb appeal. You'll also enjoy city water services provided by Westside Co-op and SMIRD domestic water rights, ensuring reliable water access. With ample room for your horses, pets, and the potential to build a shop or arena, the opportunities are limitless! This incredible property combines the best of rural living with modern conveniences. Call today for your private viewing.