



**GRASSROOTS**  
REALTY GROUP

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12331 Range Road 72  
Rural Cypress County, Alberta

MLS # A2204788



**\$655,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,274 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Faces Front, RV Access/Parking		
Lot Size:	2.82 Acres		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern, Dugout, Other
Floors:	Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	23-12-7-W4
Exterior:	Cement Fiber Board, Concrete	Zoning:	CR2, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to your ideal country retreat! This beautifully updated 2.82-acre property is just 10 minutes from Medicine Hat, offering the perfect blend of privacy, space, and convenience. Whether you're looking for a peaceful home or room to grow, this acreage is ideal. This home has been completely rebuilt from the 2x6 studs out with new electrical, plumbing, insulation, siding, drywall, and flooring. Also included this home has been redone with modern finishes and features brand new appliances including a gas range, dishwasher, refrigerator, and washer/gas dryer combo. In the basement a new hot water tank and new furnace have been installed. The cozy gas fireplace in the living area adds warmth and charm, perfect for relaxing after a long day. The primary bedroom is generously sized and includes a luxurious ensuite for your privacy and comfort. There is also an additional bedroom and a second bathroom, offering ample space for family or guests. The unfinished basement has been fully insulated, has gas hook ups for another fireplace and is ready for you to add 2 more bedrooms, a bathroom, and a den—perfect for expanding your living space and customizing the home to suit your needs. Additional features include large 26' x 25' garage with gas hookups, SMRID water rights, a dugout, and a brand new cistern tank, making it ideal for those seeking self-sufficiency and long-term sustainability. The 2.82 acres offer plenty of room to build an amazing shop, for outdoor activities, gardening, or future development. Call your REALTOR today to book a showing or take the virtual tour 24 hour a day.