



GRASSROOTS
REALTY GROUP

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7303 Township Road 120
Rural Cypress County, Alberta

MLS # A2210741



\$889,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,663 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	7.44 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Pasture, Rolling Slope, Treed, U		

Heating: Forced Air

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island

Water: Co-operative

Sewer: Holding Tank, Septic Field

Condo Fee: -

LLD: 33-11-7-W4

Zoning: CR2, Country Residential

Utilities: -

Inclusions: Fridge, Stove, BI dishwasher, Microwave hood fan, Central air, Window coverings, large shed, u/g sprinklers, garage door opener and remote, tv mounts, riding arena

Just minutes west of the city, this beautiful one-owner Brost-built walk-out bungalow is nestled on 7.44 acres of beautifully developed land—offering the perfect blend of country charm and everyday convenience. Step inside to a bright, open layout designed with family in mind—featuring oversized windows that flood the home with natural light, a spacious drop zone, 5 (3+2) bedrooms, and a flexible bonus space. The spacious walk-out basement is nearly finished, giving you a head start on customizing even more space to suit your needs. Outside, the property is a dream for hobby farmers, horse lovers, or families craving room to roam. It’s fully fenced and cross-fenced, complete with animal shelters, feeders, a riding arena, and a fantastic water setup including Westside Water and SMRID. The yard is beautifully landscaped with established perennials, garden beds, and wide open spaces for kids, pets, or peaceful evenings under the prairie sky. The oversized heated garage offers up excellent parking, workspace and storage! With wrap-around decks, gorgeous views in every direction, and room for your entire crew—this is the kind of acreage that feels like home from the moment you arrive.