3117 Township Road 124
Rural Cypress County, Alberta

MLS # A2212496

$1,269,000

Division:	NONE
Cur. Use:	-
Style:	Bungalow
Size:	1,222 sq.ft.
Age:	2008 (17 yrs old)
Beds:	3
Baths:	2
Garage:	See Remarks
Lot Size:	157.82 Acres
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	**Near Town:**	Irvine
Basement:	Full	**LLD:**	23-12-3-W4
Exterior:	Stucco, Wood Frame	**Zoning:**	A2, Agriculture
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Double Vanity, Pantry, Recessed Lighting, Storage, Vinyl Windows		

Major Use:	Dog, See Remarks

Versatile Farm Property with Dog Kennels & Outbuildings on Township Road 124 This well-equipped farm offers space, functionality, and flexibility for both personal and business use. The 1,222 sq. ft. bungalow features 3 bedrooms, 2 bathrooms, a welcoming living room with a stone fireplace, a bright kitchen, a downstairs family room, and laundry. Step out onto a large deck overlooking a fully fenced yard — ideal for family, pets, or entertaining. The property is set up for serious working potential with extensive outbuildings: Shop: 90' x 30', Feed Shop: 32' x 22', Carport: 60' x 24', Dog Kennel: 40' x 15', Main Dog Kennel: 20' x 100', Barn: 58' x 30', Hayshed: 32' x 12', Wood Shed: 12' x 32', Metal Grain Bin: 3,000-bushel capacity Bunkhouse: 20' x 16' The land is fenced into 4 pastures with newer post and wire fencing, offering flexibility for livestock or horses. The property is also supported by a 4,000-gallon cistern for reliable water storage. Currently used as a dog kennel operation, this setup is perfect for anyone looking to step into animal care, hobby farming, or expand their rural business. Best way to experience this property is to view, and take it all in. View the attached 3D tour, brochure, and call for the drone video of property. Please call for your personal showing.