

\$829,000 - 12301 Range Road 64, Rural Cypress County

MLS® #A2203527

\$829,000

5 Bedroom, 3.00 Bathroom, 1,500 sqft
Residential on 7.14 Acres

NONE, Rural Cypress County, Alberta

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.

Youâ€™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.

Built in 1984

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2203527 |
| Price | \$829,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,500 |
| Acres | 7.14 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 12301 Range Road 64 |
| Subdivision | NONE |
| City | Rural Cypress County |
| County | Cypress County |
| Province | Alberta |
| Postal Code | T0K 1Z0 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Not Paid For, Heating Paid For, Natural Gas Paid |
| Parking | Attached Carport |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan, Bar |
| Appliances | Dishwasher, Electric Range, Refrigerator, Electric Stove, Freezer, Garage Control(s), Range Hood, Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard, Private Entrance |
| Lot Description | Landscaped, Cleared, Lawn, Many Trees |
| Roof | Metal |
| Construction | Brick, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 87 |
| Zoning | A1-IDP, Agricultural Dist |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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