

# \$899,000 - 12301 Range Road 64, Rural Cypress County

MLS® #A2203527

**\$899,000**

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	\$899,000
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	Bar, Open Floorplan
Appliances	Dishwasher, Electric Range, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, 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 Entrance, Private Yard
Lot Description	Cleared, Landscaped, Lawn, Many Trees
Roof	Metal
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	19
Zoning	A1-IDP, Agricultural Dist

### **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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