

# \$539,900 - 4, 13514 Range Road 65, Rural Cypress County

MLS® #A2207198

**\$539,900**

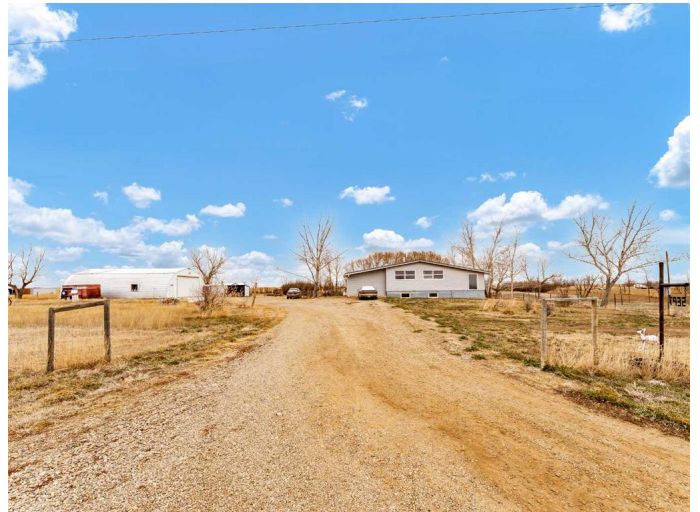
4 Bedroom, 2.00 Bathroom, 1,547 sqft  
Residential on 3.20 Acres

NONE, Rural Cypress County, Alberta

Escape to tranquility with this stunning 3.2-acre property, perfectly located just north of Redcliff and a short 10-minute drive to Medicine Hat. This inviting 1547 sqft bungalow offers an ideal blend of comfort and functionality, featuring 4 spacious bedrooms and 2 full bathrooms, providing ample room for the whole family.

The main level includes a cozy family room that's perfect for relaxation and entertaining, alongside a well-appointed kitchen and dining area that creates an open layout ideal for cooking and family meals. A quiet office nook offers a dedicated space for productivity. The master bedroom suite is a luxurious retreat, complete with a 5-piece ensuite featuring double vanities, a separate tub, and a shower. A second bedroom conveniently has direct access to the 4-piece main bathroom, while a beautifully adorned second living space, lined with tongue and groove boards, adds warmth and charm to the home.

The newly carpeted and freshly painted basement enhances the living space with two additional bedrooms, extensive storage options, and a large utility room that meets all your needs. Outside, a partially enclosed outdoor kitchen provides an excellent venue for entertaining or can be transformed into a relaxing hot tub area. The expansive 40x60 shop, equipped with 220 power, includes an



insulated wood shop and a large mezzanine for ample storage, catering to all your projects and hobbies.

The property features a naturally fed dugout surrounded by trees, offering a serene water feature that provides hydration for your yard and animals. Domestic water is sourced from a well, treated with a recently updated system for peace of mind. Additional updates include energy-efficient vinyl windows, a modern furnace and A/C for year-round comfort, a durable metal roof, and an updated septic system.

Don't miss the chance to own this idyllic country retreat, where peaceful living meets modern convenience. Schedule your private showing today and embrace the lifestyle you've always dreamed of!

Built in 1977

### Essential Information

MLS® #	A2207198
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,547
Acres	3.20
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	4, 13514 Range Road 65
Subdivision	NONE
City	Rural Cypress County
County	Cypress County

Province Alberta  
Postal Code T0J2P0

### **Amenities**

Parking Off Street

### **Interior**

Interior Features Vinyl Windows  
Appliances Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Water Softener  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning Stove  
Has Basement Yes  
Basement Full, Partially Finished

### **Exterior**

Exterior Features Outdoor Kitchen  
Lot Description Many Trees, Pasture  
Roof Metal  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 31st, 2025  
Days on Market 3  
Zoning CR-1, Country Residential

### **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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