

\$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, 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	Landscaped, Lawn, Many Trees, Cleared
Roof	Metal
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	35
Zoning	A1-IDP, Agricultural Dist

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.