

\$2,400,000 - 13308 Range Road 32, Rural Cypress County

MLS® #A2226338

\$2,400,000

4 Bedroom, 4.00 Bathroom, 1,657 sqft
Agri-Business on 630.00 Acres

NONE, Rural Cypress County, Alberta

Turnkey Farming Operation, East of Medicine Hat! Opportunities like this are rare—this fully operational and meticulously maintained farming setup is just 30 minutes east of Medicine Hat. It offers everything you need to step seamlessly into rural living and agricultural success. Spread across four quarters (three cultivated, one developed), each quarter is individually fenced and ready for use. Two deep, high-output wells (approx. 260 ft) provide an abundant water supply to the residence and the operation. At the heart of the home quarter sits a stunning 1,635 sq ft walkout bungalow, built in 2015. With an open-concept layout, vaulted ceilings, and expansive windows, the home is bright, spacious, and inviting. The kitchen is well-appointed with rich cabinetry, quartz countertops, and ample workspace. The primary suite features a walk-in closet and a luxurious 4-piece ensuite with a separate tub and shower. Two additional bedrooms, a second full bath, a powder room, and main floor laundry complete the main level. The fully developed basement offers a generous family room, games area, office space, a fourth bedroom, 2-piece bath, and plenty of storage. There is a detached garage next to the home measuring 24x26. Outbuildings and infrastructure include 62'™ x 51'™ heated Quonset/shop with a concrete floor, 39'™ x 72'™ additional quonset, 16'™ x 20'™



bunkhouse, 20â€™ x 32â€™ shop, Steel corral system and a Calving barn. There is approximately \$6,000/year in well site lease revenue. This is a rare, high-quality offering for those seeking a productive, turnkey operation paired with modern, comfortable living.

Built in 2015

Essential Information

MLS® #	A2226338
Price	\$2,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,657
Acres	630.00
Year Built	2015
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	13308 Range Road 32
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7G2

Amenities

Parking	Double Garage Detached, Single Garage Detached
# of Garages	3

Interior

Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
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Has Basement	Yes
Basement	Finished, Full, Walk-Out

Additional Information

Date Listed	June 4th, 2025
Days on Market	71
Zoning	A2, Agriculture

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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