

\$2,500,000 - 12026 Range Road 74, Rural Cypress County

MLS® #A2230635

\$2,500,000

3 Bedroom, 4.00 Bathroom, 1,997 sqft
Residential on 150.00 Acres

NONE, Rural Cypress County, Alberta

Dare to Dream? Make your dreams come true on this one-of-a-kind property! 150 acres +/- of Paradise just a 15 minute drive from the city of Medicine Hat (all on paved road). This property has it all! AG2 Zoning; Facilities to board horses (Barn with floor drain , Riding Arena, Shelters , 3 Waterers, Cross fenced) , Workshop with upgraded power and ventilation system, Paint Shop, Extra Large Heated Workshop with Oversized door and a Cold Room set up (perfect for hunters), temperature controlled Greenhouse, Steel Sheds , Kennel, Dugout (SMRID water) , Registered Dam, 40 acres +/- of dry flat land currently seeded to hay (possibility to add irrigation rights for this). Live your best life AND incorporate multiple revenue streams! All of this PLUS over 3000 sq ft of living space on 3 levels in a custom built walk-out 2 storey home. This well considered design speaks of quality and care. The Kitchen features Top Notch custom cabinetry, granite counter-tops , gas range , and dual wall ovens. There is a breakfast space with adjacent deck with a gas line for the BBQ, as well as a formal dining area with access to the Wrap Around Deck. Both decks offer privacy and some very nice views tucked in amongst the mature trees and landscaping. There is a conveniently located main floor laundry, a 2-piece powder room with a copper sink, the living room features a cosy wood pellet stove, and there is quality tile and



warm distressed board flooring throughout the main floor. There are 2 spacious bedrooms on the upper level including the primary with walk-in closet and an exceptional ensuite with soaker tub , walk-in shower, and dual sinks. There is also a second full bathroom on this level .The lower level walk-out basement offers excellent light and leads out to an at-grade patio space overlooking the lawn. There is a large family room with a unique coffered wood ceiling, office nook, third bedroom, full bathroom, cold storage room, gas fireplace, and the utility room. Other features include an attached heated double garage 28 x 30 with oversized door, and RV pad with power hook-up. This is a home and location that must be seen to be truly appreciated! Call your REALTOR® for a private viewing , then consider purchasing the lifestyle you have always dreamed of. Seller will consider trade towards purchase on a smaller property.

Built in 2002

Essential Information

MLS® #	A2230635
Price	\$2,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	150.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	12026 Range Road 74
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Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A7G5

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Closet Organizers, Granite Counters, Kitchen Island, Pantry, See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, RV Hookup
Lot Description	Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, See Remarks, Farm
Roof	Other
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2025
Days on Market	47
Zoning	A2, Agriculture

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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