



GRASSROOTS
REALTY GROUP

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12107A Range Road 60
Rural Cypress County, Alberta

MLS # A2304115



\$1,295,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,981 sq.ft.	Age:	1998 (28 yrs old)
Beds:	6	Baths:	4
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Gravel Drive		
Lot Size:	13.07 Acres		
Lot Feat:	Back Yard, Brush, Farm, Few Trees, Fruit Trees/Shrub(s), Garden, Landscap		

Heating:	Forced Air, Natural Gas, Zoned	Water:	Co-operative, Dugout, See Remarks
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-12-5-W4
Exterior:	Concrete, Stucco	Zoning:	A1-IDP
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer(gas), Window Coverings, Garage Door opener(2) and 2 remotes, Air Conditioner, Under Ground Sprinklers

Welcome to this exceptional 13.07-acre property located just minutes from city limits. A rare opportunity to own a versatile and beautifully maintained acreage with endless potential. Previously operated as a thriving raspberry and strawberry farm, this property is well-equipped for continued agricultural use or a wide range of other possibilities. It features city water, SMRID irrigation, a large dugout, and is fully enclosed with an 8-foot game fence. A 110' x 25' welded commercial greenhouse with gas hookup adds incredible flexibility—ideal for growing, storage, or easily converted into a shop or barn. The nearly 2,000 sq. ft. elevated bungalow is custom-built with both family living and functionality in mind. Step inside to a spacious entryway with soaring ceilings and an abundance of natural light from the home's passive solar design and expansive south-facing windows. The main floor offers two bedrooms, including a generous primary suite complete with a walk-in closet and 4-piece ensuite. You'll also find a dedicated office, convenient laundry room, and mudroom. The bright, open kitchen is designed for gathering, featuring a large island, ample counter space, and an oversized walk-in pantry. Downstairs, the fully developed basement provides exceptional space for growing families or guests, with a large family room, four additional bedrooms, a cold room, and a 4-piece bathroom. The basement also offers direct access to the oversized heated garage. This impressive garage is a standout feature, complete with a mezzanine, 220V power, and extensive storage—comfortably accommodating vehicles, equipment, and more. Outside, mature orchards and thoughtfully landscaped grounds are supported by underground sprinklers servicing over 7 acres. Enjoy peaceful, park-like surroundings with breathtaking views

of the Cypress Hills—your own private oasis just minutes from Medicine Hat. This is a truly unique property that must be experienced to be fully appreciated. Contact your REALTOR® today to book a private showing, explore the 24-hour virtual tour, and take in the stunning drone footage.