



**7312 Township Road 124
Rural Cypress County, Alberta**

MLS # A2304686



\$1,095,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,742 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.20 Acres		
Lot Feat:	Creek/River/Stream/Pond, Gentle Sloping, Landscaped		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Cistern
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-12-7-W4
Exterior:	Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Irrigation pump & sprinklers

Experience serene living just a short ten-minute drive from town, where this meticulously maintained property offers tranquility and picturesque waterfront views. Enjoy leisure activities such as fishing from your private dock, skating in the winter or exploring local wildlife on the water. The expansive firepit area provides an ideal setting for gatherings with family and friends. Inside, Brazilian Cherry hardwood flooring and vaulted ceilings with rich wood accents in the great room complement custom wainscoting, creating a refined atmosphere throughout the home. The kitchen is designed with you in mind, featuring bright white cabinetry, under-cabinet lighting, granite countertops, a generous pantry, and a functional island. Meals can be enjoyed at the kitchen table or in the formal dining room, suitable for special occasions. Enjoy your morning coffee or wind down from the day with an evening beverage on the deck just off the kitchen. The primary retreat is spacious, accommodating large furnishings and includes an electric fireplace for added ambiance. The ensuite bathroom features double vanity sinks and a luxurious tub, offering both efficiency and relaxation. A sizable second bedroom is accompanied by a fully updated main bath with elegant finishes. The lower level contains two additional large bedrooms, a tiled three-piece bath, and a substantial family room with a wood-burning stove that efficiently heats the entire lower floor if needed. A convenient walk-out allows easy access to the expansive backyard, ideal for family activities and outdoor enjoyment. The C-can has electricity in it and has extra room for your tools, toys or whatever you might need. The 3 car garage is heated and there's plenty of extra space for your RV, extra vehicles & more! Whether you're skating on the pond in the winter or paddle boarding in the

summer, you'll never be bored!