



11310 Range Road 63 Range
Rural Cypress County, Alberta

MLS # A2307446



\$999,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,716 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	56.00 Acres		
Lot Feat:	Farm, Garden, Greenbelt, Landscaped, Lawn, Many Trees, Pasture, Pie Shap		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Co-operative
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-11-6-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Soaking Tub, Storage, Vinyl Windows		

Inclusions: ditcher, window coverings, 3h pump in pump house

Walk-out basement. Fifty-six acres. Renovated and updated. S.M.R.I.D. water. Three dugouts. Pastures and corrals. A new deck. Attached heated garage. Chicken coop. Located just five miles southwest of Desert Blume, nearly all the way on good pavement, this well-kept bungalow with a walk-out basement sits on approximately 56 acres of productive ground. The home has seen steady, practical upgrades over the years—nothing flashy, just the right improvements done properly. A new kitchen anchors the main floor, along with updated siding, garage doors, front concrete, and several triple-glazed low-E windows. Main floor laundry keeps things convenient, and the somewhat formal entry gives way to a bright living space with honest views out over your own land. The main floor features a new kitchen and a very large master bedroom with a walk-in closet and a proper ensuite—complete with a deep tub and separate shower. In total, there are three bathrooms on the main floor, adding function for family or guests. Step out onto the new deck, partially covered, and you’ll see exactly what this place is about—space, privacy, and usable ground. Downstairs, the walk-out basement is fully finished and offers room to work with. Two bedrooms, a full bathroom, a comfortable family room, and a large additional space that could serve as an office, more bedrooms, or another gathering area depending on your needs. There’s also a substantial storage room—something you’ll appreciate once you start putting the place to use. The attached heated double garage rounds out the home with the kind of practicality that matters year-round. Outside is where this property really separates itself. The 56 acres are fully fenced and cross-fenced into two good pastures with strong grass and plenty of grazing left. Three dugouts are

already in place, and they're as easy as it gets to manage—open a valve and water flows by gravity, no pumps or extra systems to fuss with. A wind-driven aerator keeps the main dugout in good shape. Corrals and shelters are set up and ready, and there's a chicken coop with run already established. Water is a real asset here. This parcel features a full 12-inch S.M.R.I.D. valve and turnout—not the smaller setups you often see. The water is pressurized right to the property; when you need it, you simply open the valve. Included is a domestic water allotment for household non potable supply, watering lawns, gardens, trees, and shelterbelts, small-scale livestock watering, filling dugouts & limited hobby farm use. Mature trees provide shelter and privacy around the yard, while still leaving open sightlines across the land. It's a property built for someone who understands the value of good ground, reliable water, and a home that's been looked after—close enough to the city for convenience, but far enough out to do things your way. Make sure to ask your Realtor® for the additional attached document that provides more detail.