



34, 12320 Range Road 72
Rural Cypress County, Alberta

MLS # A2311371



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,670 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel		
Lot Size:	5.09 Acres		
Lot Feat:	No Neighbours Behind, Views		

Heating:	In Floor, Forced Air	Water:	Cistern, Co-operative
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-12-7-W4
Exterior:	Mixed	Zoning:	CR2, Country Residential
Foundation:	Slab	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove - gas, dishwasher, hood fan, ceiling fan(s), AC unit, garage door control -2, remote -2

Welcome to your slice of prairie paradise. Situated on 5.09 acres offering a private setting with unobstructed views, just 10 minutes from city limits, this newly constructed 1.5-storey home perfectly blends rural serenity with urban convenience. Designed with versatility in mind, the main level features in-floor heating throughout and luxury wood-tile flooring. It offers a seamless open-concept floor plan with high ceilings, a premium kitchen with Hiebert Cabinets and a central island, and a covered patio ideal for outdoor living. The main floor hosts the primary retreat with a 4-piece ensuite, plus a flexible second bedroom or office, laundry, a 2 piece bathroom making full one-level living a distinct option. Upstairs, soft carpeting leads to a bright bonus room, two additional bedrooms, and a second 4-piece bath. Notable features include custom cabinets by Hiebert throughout, walk-in closets with organizers, vinyl windows, tankless hot water, central A/C, a double attached heated garage with in floor heating that flows into the main level of the home as well. The property has a water cistern for holding, with the opportunity to connect to the local water co-op in the future. Complete with an impressive 6 burner gas stove, refrigerator, dishwasher, eye catching built in hood fan. This property is the epitome of modern acreage living.