



**GRASSROOTS**  
REALTY GROUP

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2, 12016 Range Road 61A  
Rural Cypress County, Alberta

MLS # A2312657



**\$2,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,756 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Front Drive, Garage Faces Front, Heated		
<b>Lot Size:</b>	1.80 Acres		
<b>Lot Feat:</b>	Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-12-6-W4
<b>Exterior:</b>	Brick	<b>Zoning:</b>	CR2, Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island		

**Inclusions:** Fridge, Range, BI Dishwasher, Range Hood Fan, Microwave, Garburator, Water softener, humidifier, Central A/C, Shed, Garage door opener(s) and remote(s), Washer/Dryer (2026), Window coverings, Attached Shelving, Underground Irrigation and Irrigation pumps and Hoses, TV mount in Basement Bedroom, Creek, Shed, Pool Equipment winter cover, Hot Tub and Acceprories, Central air, 20 Kilowait Generator,

From the moment you arrive, this stunning brick home makes a statement. Set against an expansive backdrop of rolling prairie, open sky, and a natural creek valley, all only minutes from the City of Medicine Hat and tucked just outside Desert Blume; the property enhances the landscape with timeless curb appeal. Located in an exclusive acreage community, this is the kind of neighbourhood where people look out for one another; privacy and community in perfect balance. Step inside and the craftsmanship is immediately evident. The private home office is nothing short of extraordinary, featuring rich hand-crafted walnut wainscoting, a soaring coffered ceiling, gleaming hardwood floors, and custom built-in cabinetry; working from home is at a new level! The great room is a showstopper &mdash; double-height ceilings, walls of windows flooding the space with natural light, and a sleek modern fireplace that makes the whole room feel like home. Extensively renovated in recent years, this modern space is a place you can entertain or have quiet evenings at home feeling cozy and reading a book. The chef's kitchen delivers on every level, custom rich wood cabinetry with intricate millwork, granite countertops, a statement range hood, stainless steel appliances including a Sub-Zero refrigerator, and a large central island, all illuminated by elegant pendant lighting. Featuring 4 (1+3) Bedrooms; the primary retreat is positioned to truly get away from it all, featuring a spacious spa-like ensuite, oversized dressing room and a private deck to take in the view! The walk-out basement is expansive with 3 large bedrooms, 2 full bathrooms a theatre room and family room with fireplace and wet bar, the perfect space to entertain from when the family's hitting the pool or hot tub! The oversized garage is as functional as it is impressive, with epoxy-coated

floors, extensive built-in shelving, and ample room for multiple vehicles plus workout equipment. A true multi-use space for the active household. Outside, the property transforms into a private resort. A large in-ground pool with diving board and full-size waterslide takes centre stage on the rear patio, while multiple balconies on the upper levels offer unobstructed views across the coulees and the creek below. A driving mat to practise your golf swing, a Quonset outbuilding with fuel storage, a creek-side storage shed, and vast grounds complete the picture. "The space to raise our kids and enjoy the freedom of living with an abundance of land to create our own little oasis away from the fast-paced life of the city was the highlight of this property." - The Sellers. Properties like this don't come along often. Whether you're entertaining on a grand scale, raising a family with room to roam, or simply soaking in the silence of the prairie horizon... welcome home.