



14017 Range Road 65
Rural Cypress County, Alberta

MLS # A2319763



\$819,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,071 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Parking Pad		
Lot Size:	4.87 Acres		
Lot Feat:	See Remarks		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	5-14-6-W4
Exterior:	Brick	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Microwave, Wall Oven, Cooktop, Dishwasher, Washer/Dryer, Central A/C (2 Units), Water Filtration System, BI China Cabinet, Garage Door Openers(s), Window Coverings, Deep Freezer, Basement Refrigerator(neg), Storage Shelving (neg), TV Mount (primary bedroom)

Enjoy the country lifestyle you've been dreaming of on this exceptionally well-maintained 4.87-acre property, ideally suited for horse enthusiasts, hobby farmers, avid gardeners, or anyone seeking peace, privacy, and space to roam. Offering the perfect balance of rural tranquility and convenient access to amenities, this turnkey acreage is located just 5 minutes from Redcliff and 10 minutes from Medicine Hat. Designed with equestrian living in mind, the property features four generously fenced pastures, a separate corral surrounding the barn, and a Ritchie automatic waterer for added convenience. The property boasts premium Centaur fencing, renowned for its attractive appearance, flexibility, durability, and maintenance-free design. New wind fencing installed along the northeast and east boundaries provides excellent protection from the elements for livestock. There is ample room to further expand the existing equestrian facilities, and an indoor riding arena is located just 1.5 miles down the road. The impressive exterior is brick, featuring a durable metal roof not only on the home, but also on the detached, heated double garage, and fully tinned 25' x 75' three-sided animal shelter. The 30' x 50' Quonset has been painted white inside, offering bright and versatile storage or workspace options. A paved driveway leads directly from the road into the beautifully landscaped yard. You will have complete peace of mind with the newly drilled water well (October 2024). Custom built by Heredity Homes in 2000, this spacious bungalow offers approximately 2,000 sq. ft. of thoughtfully designed living space, plus a 240 sq. ft. three-season sunroom. The open concept main floor showcases quality craftsmanship throughout, including beautiful custom cabinetry, a lighted display cabinet, and built-in desk and bookshelves in the office. The kitchen is

designed for both everyday living and entertaining, featuring a supersized island with bar sink, generous pantry space, and seamless flow into the main living room highlighted by a beautiful gas fireplace. The primary suite is a welcoming retreat, complete with a large walk-in closet and a skylight that fills the space with natural light. Additional conveniences include main-floor laundry with an oversized stainless steel sink. The fully finished basement expands the living space with another bedroom and large family room, while the cold room and utility room provide exceptional storage options. Outdoor living is a true highlight, with a maintenance-free south-facing deck offering views of the Redcliff and Medicine Hat lights stretching across the horizon. A second west-facing deck is already equipped with a hot tub hookup, providing the perfect place to relax and enjoy spectacular prairie sunsets. A rare opportunity to own a move-in-ready acreage with outstanding equestrian potential, exceptional privacy, and beautiful views, this is a property that must be seen to be fully appreciated.