



GRASSROOTS

REALTY GROUP

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3, 12129 Range Road 60
Rural Cypress County, Alberta

MLS # A2322751



\$1,535,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,351 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Heated		
Lot Size:	4.49 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Garden, Landscap		

Heating:	Forced Air	Water:	Co-operative, Drinking Water, See Remarks
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	7-12-5-W4
Exterior:	Brick	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, Gas range, Hood Fan, BI Dishwasher, Central A/C, Garage door opener (2) and remote, star link satellite dish under contract, washer, dryer, play centre, yard irrigation accessories, fire pit, shed, TV Mount in living room

Some homes just "feel" different, and this is one of them. Nestled amongst the trees, just off South Boundary Road, this stunning brick bungalow offers the best of both worlds: the ease and energy of being close to the City, with the tax advantages of Cypress County and the quiet peace of acreage life. It's a rare combination, and it makes this property exceptional. Practically every inch of this home enjoys a very recent award winning renovation by KENCO, with thoughtful detail considered at every turn. Step inside to find three bedrooms, two full bathrooms, and living spaces that are nothing short of stunning and functional. The kitchen is truly the heart of the home, the kind of space that turns everyday moments into memories. The primary retreat is another special place, with an enormous window to wake up slowly to garden views, watch the kittens play, and then step into the stunning private ensuite with custom sauna, adding a spa-like touch you won't find in every listing. Outside, the property is just as impressive. Numerous mature trees, including many fruit trees, thoughtful landscaping, and fencing/cross-fencing create a picturesque and functional setting. For those needing space to work, store, or create, there's a detached double heated garage, an oversized attached single garage, and a shop that could be turned into your dream space, offering flexibility for hobbies, vehicles, or business needs. Water is covered from every angle: city water, Westside Water Co-op, and irrigation through SMRID, the ideal setup for a property like this. This unique brick bungalow isn't just a place to live. It's a place where memories will be made, layered on top of memories still to come. This is one you'll want to see in person.