



GRASSROOTS

REALTY GROUP

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**12525 Range Road 45 #4
Rural Cypress County, Alberta**

MLS # A2328208



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,295 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	2.56 Acres		
Lot Feat:	Irregular Lot, Open Lot, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Storage, Vinyl Windows		

Inclusions: N/A

Enjoy the perfect balance of peaceful country living and city convenience with this beautifully updated 4-level split, situated on 2.56 acres just 10 minutes from Medicine Hat. Thoughtfully renovated and exceptionally well maintained, this property offers the space you've been looking for with the modern updates you'll appreciate. Step inside to a spacious living room featuring a cozy wood-burning fireplace. A stunning feature with a gorgeous granite hearth. This floor to ceiling feature creates a warm and welcoming atmosphere. Just a few steps up, you'll discover a stunning brand-new kitchen showcasing beautiful quartz countertops, an eye-catching tile backsplash, a new stainless steel appliance package, and a bright dining area with access to the deck overlooking the expansive yard—an ideal setting for morning coffee, outdoor dining, or simply enjoying the peaceful surroundings. The upper level features new luxury vinyl plank flooring throughout, fresh paint, updated lighting, an updated finishing package, a 4-piece main bathroom, and three comfortable bedrooms, including the primary suite with its own private 3-piece ensuite. Both bathrooms are refreshed like new. The lower level offers a spacious family room complete with a cozy gas fireplace, a fourth bedroom, a 3-piece bathroom, laundry and utility room, plus convenient access to the double attached, garage. The unfinished basement provides excellent potential for future development or additional storage. Recent upgrades provide peace of mind and added comfort, including a new high-efficiency furnace, new central air conditioning, a new garage heater, vinyl windows, newer shingles, and newer siding. Whether you're looking for room to raise a family, enjoy a hobby acreage, or simply embrace the tranquility of country living without sacrificing convenience, this

exceptional property offers the best of both worlds.