



GRASSROOTS
REALTY GROUP

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6, 7228 Township Road 110
Rural Cypress County, Alberta

MLS # A2329175



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,173 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-11-7-W4
Exterior:	Stone, Vinyl Siding	Zoning:	CR2, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, 2x garage door openers w/remotes, shed

Welcome to the lifestyle you've been dreaming about. Nestled on 4.99 acres backing directly onto the winding Seven Persons Creek, this custom-built 2016 bungalow offers the perfect balance of peaceful country living and everyday convenience, located just outside of Seven Persons and only a 15-minute drive to Medicine Hat. Designed with both family living and entertaining in mind, this spacious home offers 5 bedrooms plus 2 additional flex spaces that can easily serve as bedrooms, home offices, studios, or hobby rooms—giving you the flexibility to make the space your own. Large windows throughout the main floor fill the home with natural light while framing picturesque prairie and creek views in every season. The heart of the home is warm and inviting, featuring exposed timber beams in the kitchen, a cozy wood-burning stove in the living room, and the kind of craftsmanship that creates a true country retreat. One of the bonus rooms boasts soaring ceilings, making it an inspiring space for an art studio, music room, library, or private workspace. Wake up each morning to the peaceful sights and sounds of nature from the primary suite, complete with direct access to the rear deck overlooking the creek and a spacious ensuite featuring dual sinks. The fully finished basement provides even more room for family, guests, recreation, or multi-generational living. The triple attached garage offers plenty of space for vehicles, toys, and storage, while the convenient 2-piece bathroom just inside the house makes cleanup after working outdoors quick and easy. Whether you're enjoying coffee on the deck as wildlife wanders by, hosting family gatherings, exploring your own stretch of creek, or simply soaking in the quiet country surroundings, this is more than just a home—it's a place to slow down, spread out, and enjoy the lifestyle that only acreage living can provide.

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