



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11310 Range Road 63
Rural Cypress County, Alberta

MLS # A2339654



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,716 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	56.00 Acres		
Lot Feat:	Farm, Garden, Greenbelt, Landscaped, Lawn, Many Trees, Pasture, Pie Shap		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Co-operative
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-11-6-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to your own slice of Alberta paradise! Situated on 56 acres, this incredible property offers the perfect balance of peaceful country living and modern convenience. Whether you've been dreaming of starting a hobby farm, raising a few animals, growing a garden, or simply enjoying breathtaking Alberta sunsets from your own backyard, this property is ready to make those dreams a reality. The turn-key home has been lovingly maintained and features numerous updates, allowing you to move in and start enjoying the country lifestyle from day one. Equally important is the condition of the improvements. The residence has benefited from thoughtful and substantive upgrades, including a renovated kitchen, updated exterior components, triple-glazed windows, a new deck, and a fully developed walk-out basement. The result is a property that is genuinely turnkey. Enjoy the serenity of rural living—while remaining just a short commute to the city. You'll feel worlds away from the hustle and bustle, yet conveniences like Amazon and Save on Foods deliver right to your front door to remind you that you're never too far from modern amenities. Adding even more value, the property includes SMRID water rights with a 12-inch turnout, providing an outstanding opportunity for irrigation, livestock, or future agricultural pursuits. Three dugouts. Fully fenced, corrals. A chicken coup. Whether you're looking for a family acreage, or the ideal place to develop your hobby farm, this one truly offers the best of both worlds. Country living has never looked so good. Come experience the space, the sunsets, and the lifestyle you've been waiting for.