



GRASSROOTS
REALTY GROUP

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7312 Township Road 124
Rural Cypress County, Alberta

MLS # A2342108



\$989,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,743 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.20 Acres		
Lot Feat:	Creek/River/Stream/Pond, Gentle Sloping, Landscaped		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-12-7-W4
Exterior:	Mixed, Vinyl Siding	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, BI Dishwasher, Microwave, Ceiling Fans, TV Mount, Garage door opener and remote, Washer/Dryer, Window Coverings, Central Air Conditioner, Central Vacuum & Attachments, Irrigation Equipment, Shed, (40 X 8) C-can complete with electricity, Garage Heater, Electric Fireplace, Shed,

Just a ten-minute drive from town, this beautifully maintained property offers the kind of quiet, waterfront living that's hard to find in Southern Alberta. Picture yourself fishing off your own private dock, skating the pond in winter, or enjoying the wildlife along the water, bird watching paradise. Inside this easy living walk-out bungalow, you'll find Brazilian Cherry hardwood floors and vaulted ceilings with warm wood accents in the great room, paired with custom wainscoting. The kitchen was built with the everyday cook in mind: bright white cabinetry, under-cabinet lighting, granite countertops, a generous pantry, and an island that actually gets used. Grab a seat at the kitchen table for everyday meals or set the formal dining room for special occasions. Step out onto the deck off the kitchen for your morning coffee or an evening glass of wine as the day winds down. The primary bedroom is generously sized, easily fitting large furniture, and comes with an electric fireplace for cozy nights. The ensuite features double vanities and a soaker tub, giving you both function and a place to relax. The second bedroom is a great size too, and shares a fully updated main bath with elegant finishes. Downstairs, you'll find two more spacious bedrooms, a tiled three-piece bath, and a large family room warmed by a wood-burning stove that can heat the whole lower level on its own. A walkout leads straight to the expansive backyard, ideal for family time and outdoor fun. The Sea Can has power run to it, giving you extra storage for tools, toys or anything else you need to tuck away. The heated three car garage leaves plenty of room for your RV, extra vehicles and more. Skating on the pond in winter, paddle boarding in summer, casting a line and seeing what will bite... however you like to spend your time outdoors, this property keeps you covered.

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