



GRASSROOTS
REALTY GROUP

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10, 12029 Range Road 74
Rural Cypress County, Alberta

MLS # A2344556



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,197 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Quad or More Detached, RV Access/Parking		
Lot Size:	2.84 Acres		
Lot Feat:	Beach, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gentle Sloping, Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Cistern, Co-operative, Drinking Water, Dugout, See Remarks
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-12-7-W4
Exterior:	Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Fridge, gas stove, hood fan, dishwasher, microwave drawer, wine fridge, tv wall mounts, washer, dryer, water softener, garage door opener w/remotes, hot tub, playground equipment, sheds, some built in shelving in workshop

Lakefront acreage with the kind of extras you rarely find in one package—and the kind of value that’s hard to replace. Set on 2.84 acres with an established treed yard, this property sits a stone’s throw from the water-sports lake and comes fully equipped for the lifestyle: your own private dock with swimming ladder, boat launch, water-toy shed, and a dedicated sitting area for morning coffee, sunset watching, and everything in between. If you’ve been dreaming of a place where the kids can play, the adults can unwind, and the weekends feel endless—welcome home. And then there’s the game-changer: a massive 36’ x 66’ heated shop with mezzanine. Whether you’ve got boats, RVs, tools, side projects, or a home-based hobby/business in mind, this is the space that makes it all possible—room to store it, build it, fix it, and still have space left over. Inside, the home is warm, functional, and designed for real life. The open-concept kitchen is made for gathering—meals, birthdays, long weekends, and friends who “just stop by.” The living room features a cozy gas fireplace for those chilly Alberta evenings, plus a custom built-in desk area off the main living space that’s perfect for remote work, homework, or keeping life organized. The primary bedroom is a true retreat with beautiful lake views and a private ensuite. Upstairs offers two additional bedrooms and a full main bath, while the main floor includes a convenient laundry room and another bedroom—ideal for guests, kids, or flexible living arrangements. The basement adds even more room to spread out with a family room and an additional bedroom for movie nights, play space, teens, or overnight company. Outside, the established yard creates privacy and that “acreage calm,”

with a playground for the kids and a reliable water co-op supply for peace of mind. Less than 20 minutes from downtown, this is more than a home—it's a lifestyle upgrade: space, shoreline, and a shop that brings exceptional value. Book your private showing and come experience the magic of lake acreage living.