



GRASSROOTS
REALTY GROUP

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3, 12303 Highway 41
Rural Cypress County, Alberta

MLS # A2344659



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,756 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	3.46 Acres		
Lot Feat:	Creek/River/Stream/Pond, Few Trees, Landscaped, Paved		

Heating:	Other	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-12-4-W4
Exterior:	Wood Frame	Zoning:	CR-1, Country Residential
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Water
Features:	See Remarks		

Inclusions: central A/C, Water softener (rented), pumps + related equipment (inside + yard), garage heater, garage opener + 1 remote, shop heater, shop benches(built-in only), play house, storage shed, brick building (power).

Enjoy the peace and privacy of acreage living without giving up the convenience of being close to the city. Ideally located with quick access from Highway 41, this 3.46-acre property is set well back from the main road and surrounded by mature trees, creating a private and welcoming setting. A paved driveway leads right to the home and continues through to the rear of the property, providing plenty of additional parking, easy access to the outbuildings and less yard maintenance. The spacious 1,716 sq. ft. bungalow offers 4 bedrooms and 3.5 bathrooms with a functional layout designed for everyday family living. Step inside through the large tiled and heated breezeway, complete with a walk-in coat closet, oversized pantry, convenient 2-piece bathroom and main-floor laundry. From here, step up into the heart of the home—a generous country-style kitchen featuring abundant cabinetry and counter space, along with a large dining area perfectly suited for family gatherings and entertaining. The remainder of the main floor features a comfortable living room, spacious primary bedroom with a full ensuite, a second bedroom and an additional 4-piece bathroom. Downstairs, you’ll find even more living space with a large family room, two additional bedrooms, another 4-piece bathroom and an oversized storage/utility room. Outside, enjoy an east-facing two-tiered deck and patio with access from both the kitchen and breezeway—the perfect spot for morning coffee in the sunshine or relaxing in the shade on warm summer evenings. There’s even a treehouse for the kids. For those needing garage, workshop or storage space, this property truly delivers. In addition to the 24’ x 30’ double attached garage and storage shed, there are two substantial outbuildings. The 32’ x 40’ heated and insulated shop features a 14-foot

overhead door and provides exceptional space for vehicles, equipment, projects or a home-based hobby. A second 20' x 50' brick building with power and a metal roof offers even more versatile storage or workspace. The rear yard is level, gravelled and graded, with a convenient turnaround providing easy access to the shop. With 3.46 acres, mature trees, extensive paved access, multiple outbuildings and a spacious family home, this acreage offers an impressive combination of privacy, functionality and proximity to the city.