

# \$2,249,900 - 12026 Range Road 74, Rural Cypress County

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MLS® #A2230635

**\$2,249,900**

3 Bedroom, 4.00 Bathroom, 1,997 sqft  
Residential on 150.00 Acres

NONE, Rural Cypress County, Alberta

Dare to Dream? Make your dreams come true on this one-of-a-kind property! 150 acres +/- of Paradise just a 15 minute drive from the city of Medicine Hat ( all on paved road). This property has it all! AG2 Zoning; Facilities to board horses ( Barn with floor drain , Riding Arena, Shelters , 3 Waterers, Cross fenced ) , Workshop with upgraded power and ventilation system, Paint Shop, Extra Large Heated Workshop with Oversized door and a Cold Room set up (perfect for hunters), temperature controlled Greenhouse, Steel Sheds , Kennel, Dugout ( SMRID water ) , Registered Dam, 40 acres +/- of dry flat land currently seeded to hay ( possibility to add irrigation rights for this ). Live your best life AND incorporate multiple revenue streams! All of this PLUS over 3000 sq ft of living space on 3 levels in a custom built walk-out 2 storey home. This well considered design speaks of quality and care. The Kitchen features Top Notch custom cabinetry, granite counter-tops , gas range , and dual wall ovens. There is a breakfast space with adjacent deck with a gas line for the BBQ, as well as a formal dining area with access to the Wrap Around Deck. Both decks offer privacy and some very nice views tucked in amongst the mature trees and landscaping. There is a conveniently located main floor laundry, a 2-piece powder room with a copper sink, the living room features a cosy wood pellet stove, and there is quality tile and



warm distressed board flooring throughout the main floor. There are 2 spacious bedrooms on the upper level including the primary with walk-in closet and an exceptional ensuite with soaker tub , walk-in shower, and dual sinks. There is also a second full bathroom on this level .The lower level walk-out basement offers excellent light and leads out to an at-grade patio space overlooking the lawn. There is a large family room with a unique coffered wood ceiling, office nook, third bedroom, full bathroom, cold storage room, gas fireplace, and the utility room. Other features include an attached heated double garage 28 x 30 with oversized door, and RV pad with power hook-up. This is a home and location that must be seen to be truly appreciated! Call your REALTOR® for a private viewing , then consider purchasing the lifestyle you have always dreamed of. Seller will consider trade towards purchase on a smaller property.

Built in 2002

### **Essential Information**

MLS® #	A2230635
Price	\$2,249,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	150.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	12026 Range Road 74
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Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A7G5

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Pantry, See Remarks, Bar
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, RV Hookup
Lot Description	Creek/River/Stream/Pond, Landscaped, Lawn, See Remarks, Farm, Many Trees
Roof	Other
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 14th, 2025
Days on Market	92
Zoning	A2, Agriculture

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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