\$1,600,000 - 12332 Range Road 52a, Rural Cypress County

MLS® #A2243265

\$1,600,000

4 Bedroom, 4.00 Bathroom, 3,131 sqft Residential on 38.79 Acres

NONE, Rural Cypress County, Alberta

This dream acreage has it all! Private, spacious, beautiful scenery, a gorgeous house, a creek

running on the property, and numerous outbuildings. This 38.79 acre property is just minutes

from the city, located on the Eastern edge, down in the valley next to Ross Creek. The house

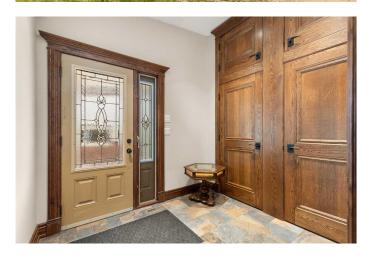
is a work of art with so much detail put into it. Over 3100 square feet on the main floor, this home has 4 bedrooms, 4 baths, an extra large chef's kitchen, three large family areas, two

laundry rooms, and so much more. The wood work, including the beautiful hardwood floor patterns must be seen to be appreciated. Next to the house is the 26 x 26 ft double car garage.

Outdoor, the brick work and the walkways are incredible, including a massive water fall pond feature that you are sure to enjoy. Lots of outdoor living area, including a hot tub with a mechanical cover. The acreage is fully fenced with plenty of mature trees, and features numerous out buildings, including a 40 x 48 ft work shop. Water is City of Medicine Hat water, via the East Cypress Water Co-op. The home is wired throughout for a sound system, as well as a security system. This acreage really does have it all, but must be seen to be appreciated.







Book your private tour today with your favorite agent.

Built in 1963

Essential Information

MLS® # A2243265 Price \$1,600,000

Bedrooms 4

Bathrooms 4.00

Full Baths 2 Half Baths 2

Square Footage 3,131 Acres 38.79 Year Built 1963

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 12332 Range Road 52a

Subdivision NONE

City Rural Cypress County

County Cypress County

Province Alberta
Postal Code T1A 8N5

Amenities

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Beamed Ceilings, Granite Counters, Jetted Tub, Kitchen Island, No.

Smoking Home, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave, Oven,

Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Many Trees, Private

Roof Asphalt/Gravel, Flat, Rubber

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 30th, 2025

Days on Market 2

Zoning A1-IDP, Agricultural Dist

Listing Details

Listing Office EXP REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.