

# \$1,345,000 - 12112a Range Road 55, Rural Cypress County

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MLS® #A2218910

**\$1,345,000**

6 Bedroom, 4.00 Bathroom, 3,242 sqft  
Residential on 2.64 Acres

NONE, Rural Cypress County, Alberta

Welcome to this private and immaculate acreage featuring a sprawling custom-built bungalow with ICF block walls to the roof trusses. Nestled on 2.64 acres just 1 minute south of S. Boundary Road on RR 55, this property offers luxury, comfort, and privacy, along with unbeatable proximity to Medicine Hat amenities. With 6 Bedrooms + formal Den, a large office, and over 6000 sq ft of living space, there is plenty of room. First time on the market, this is a rare opportunity! Surrounded by mature trees, lush lawns, and irrigated by SMRID water, this beautifully landscaped property also includes Co-op domestic water, a 1,120 sq. ft. shop, and a 60x30 movable wired Quonset with a motorized roll-up door.

The extensively renovated home boasts engineered hardwood, a cozy WETT-certified wood stove, and a stunning sunroom with six patio doors that open onto a large low-maintenance composite deck and stone patio. The show-stopping kitchen features skylights, quartz countertops, waterfall island, new appliances (including fridge with RO water), pull-out cabinetry, and a walk-in pantry. Modern pull-up/pull-down blinds with transparent tops offer both beauty and function.

The main floor includes 4 large bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite featuring a steam



shower and unused soaker tub. A dedicated office, complete with wall-mounted TV and extra A/C unit, is perfect for working from home. An elegant den/theatre room with French doors provides the ideal space for quiet relaxation or entertainment.

Downstairs, the fully finished basement offers a second full kitchen, oversized island, 2 more large bedrooms, a spacious living room, a cold room, and a 3-piece bath pre-plumbed for a steam shower. The home is equipped with 2 high-efficiency furnaces, 2 A/C units, the basement and attached garage concrete slabs have PEX lines for future in-floor heat, HE water heater, newer water softener, sump pump, and lift station pump; plus RO system. Smart home features include a fully monitored security system with sensors on all entry points, 9 exterior cameras, motion/floor sensors, digital locks, low-temp alerts, Ethernet wiring throughout, and a fire suppression sprinkler system.

The outdoor space is equally impressive with an attached heated double garage, detached garage/shop with separate power, RV parking with power hookup, hot tub pad with 50-amp GFI, fenced dog run, and easement access to the Quonset. Enjoy multiple patios, a stone walkway, and landscaping that includes apple and saskatoon trees, perennials, fertile planting areas, and underground sprinklers on economical irrigation water.

Combining refined living, ample space, and unmatched location, this one-of-a-kind acreage is the perfect private retreat. There are still many incredible details to discover, Call today to book your private showing!

Built in 1998

### **Essential Information**

MLS® #	A2218910
Price	\$1,345,000

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,242
Acres	2.64
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	12112a Range Road 55
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0A3

### Amenities

Utilities	Natural Gas Connected
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	4

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, EPA Certified Wood Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Dog Run
Lot Description	Garden, Lawn, Level, Many Trees, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	57
Zoning	CR

### **Listing Details**

Listing Office	2 PERCENT REALTY
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