

\$539,900 - 4, 13514 Range Road 65, Rural Cypress County

MLS® #A2207198

\$539,900

4 Bedroom, 2.00 Bathroom, 1,547 sqft
Residential on 3.20 Acres

NONE, Rural Cypress County, Alberta

Escape to tranquility with this stunning 3.2-acre property, perfectly located just north of Redcliff and a short 10-minute drive to Medicine Hat. This inviting 1547 sqft bungalow offers an ideal blend of comfort and functionality, featuring 4 spacious bedrooms and 2 full bathrooms, providing ample room for the whole family.

The main level includes a cozy family room thatâ€™s perfect for relaxation and entertaining, alongside a well-appointed kitchen and dining area that creates an open layout ideal for cooking and family meals. A quiet office nook offers a dedicated space for productivity. The master bedroom suite is a luxurious retreat, complete with a 5-piece ensuite featuring double vanities, a separate tub, and a shower. A second bedroom conveniently has direct access to the 4-piece main bathroom, while a beautifully adorned second living space, lined with tongue and groove boards, adds warmth and charm to the home.

The newly carpeted and freshly painted basement enhances the living space with two additional bedrooms, extensive storage options, and a large utility room that meets all your needs. Outside, a partially enclosed outdoor kitchen provides an excellent venue for entertaining or can be transformed into a relaxing hot tub area. The expansive 40x60 shop, equipped with 220 power, includes an



insulated wood shop and a large mezzanine for ample storage, catering to all your projects and hobbies.

The property features a naturally fed dugout surrounded by trees, offering a serene water feature that provides hydration for your yard and animals. Domestic water is sourced from a well, treated with a recently updated system for peace of mind. Additional updates include energy-efficient vinyl windows, a modern furnace and A/C for year-round comfort, a durable metal roof, and an updated septic system.

Donâ€™t miss the chance to own this idyllic country retreat, where peaceful living meets modern convenience. Schedule your private showing today and embrace the lifestyle youâ€™ve always dreamed of!

Built in 1977

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2207198 |
| Price | \$539,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,547 |
| Acres | 3.20 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4, 13514 Range Road 65 |
| Subdivision | NONE |
| City | Rural Cypress County |
| County | Cypress County |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T0J2P0 |

Amenities

| | |
|---------|------------|
| Parking | Off Street |
|---------|------------|

Interior

| | |
|-------------------|---|
| Interior Features | Vinyl Windows |
| Appliances | Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Outdoor Kitchen |
| Lot Description | Many Trees, Pasture |
| Roof | Metal |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 18 |
| Zoning | CR-1, Country Residential |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.