

\$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	1
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	21
Zoning	A1-IDP, Agricultural Dist

Listing Details

Listing Office	EXP 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.