

10316 Range Road 75
Rural Cypress County, Alberta

MLS # A2255052

\$699,900



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	2,408 sq.ft.	Age: 1989 (37 yrs old)
Beds:	3	Baths: 3
Garage:	Double Garage Attached, Heated Garage	
Lot Size:	5.83 Acres	
Lot Feat:	Lawn, Many Trees, Private, Underground Sprinklers	

Heating:	Forced Air	Water:	Dugout
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	19-10-7-W4
Exterior:	Brick, Metal Siding, Wood Frame	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage		
Inclusions:	Ride on lawn mowers negotiable		

Discover the perfect blend of space, privacy, and convenience with this beautifully maintained 5.8-acre property, located just 25 minutes from Medicine Hat and only 2 minutes from the friendly community of Seven Persons. This spacious bungalow offers comfortable country living with 3 bedrooms and 3 full bathrooms all on the main level—ideal for growing families or anyone seeking one-level living. The primary suite includes a private ensuite bathroom, creating a relaxing retreat. Inside, you'll find a bright and open kitchen perfect for entertaining, along with two large living rooms offering flexible space for family gatherings or quiet evenings at home. The lower level provides ample opportunity to create the space you want. Step outside to enjoy a beautifully landscaped yard with lush grass, mature trees providing natural wind protection, and a well-maintained garden area—all kept green with underground sprinklers and the convenience of SMRID water on the property. Additional features include: Attached double garage, Durable metal roof, Brick and metal siding for low maintenance, Dual furnaces, including a newer high-efficiency unit, Plenty of space to build a shop or additional structures. This is acreage living at its best—private, peaceful, and ready for your next chapter. Don't miss your chance to enjoy the tranquility of rural life with the convenience of nearby town amenities. Book your private showing today!