

# \$1,499,999 - 18, 12320 Range Road 72, Rural Cypress County

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MLS® #A2227809

**\$1,499,999**

5 Bedroom, 4.00 Bathroom, 2,756 sqft  
Residential on 4.94 Acres

NONE, Rural Cypress County, Alberta

Welcome to your dream luxury acreage retreat, just six minutes from the city limits. This spectacular property combines the convenience of proximity with the serenity of rural living, situated on a fully accessible hardtop road right to the gravel-prepped driveway, ready for asphalt. City water is in place, as is SMRID irrigation water, which keeps the entire expanse of mature trees, manicured shrubs, and lush lawn vibrant through a fully automated u/g sprinkler system. The east-facing backyard is a true highlight, offering stunning sunrises from the comfort of a generous 36' x 12' covered upper deck, complete with natural gas hookup—perfect for morning coffees or evening gatherings. There's ample space to install a pool and customize the outdoor living to your desires, all while maintaining compliance with WestRidge Estates community caveats. Inside, this smoke- and pet-free home impresses with high-end finishes throughout, including triple-pane argon gas windows, quartz countertops, and engineered distressed hardwood flooring—beautiful, durable, and practical. Soaring 14' cathedral ceilings enhance the grandeur of the main living spaces, starting with a striking front entry that features eave plugs, a gas rock fireplace, and an elegant water fountain connection. The kitchen is designed to delight any culinary



enthusiast, with top-tier appliances, including double ovens, an induction cooktop, a drawer microwave, and a dishwasher (new 2025). A garburator, beverage fridge, and touch-sensor faucet add convenience, while the two-tiered island offers generous prep and entertainment space. Frosted glass cabinet inserts with internal lighting add a touch of sophistication. Adjacent, a huge walk-in pantry easily accommodates an upright freezer and abundant shelving.

Entertainment and comfort continue with a built-in bar featuring a full fridge, sink, and ample counter space—ideal for indoor-outdoor hosting. The theatre room boasts a 120" screen, built-in ceiling speakers, dimmable sconce lighting, and two-tiered seating. Recessed rock features with rope lighting and inset plugs in the living room and office elevate both design and function. The primary suite offers a peaceful retreat with an electric fireplace and spa-like ensuite. A large laundry room provides counter space, a sink, & plenty of room for drying racks. Downstairs, the lower deck is wired with 220V for a future hot tub, and the entire home is efficiently maintained with three 340-gallon water tanks (automatically filled with city water), an oversized hot water tank with recirculation to the kitchen & master ensuite, dual furnaces, upstairs air conditioning, and a full HVAC system. The 52x25 heated garage is built for enthusiasts, featuring a gas heater, three new overhead doors (2025), floor drains, & hot/cold utility sink (exterior RV hookup/parking too!). This property blends modern luxury, thoughtful design, & the tranquility of country living into one exceptional opportunity.

Built in 2016

## **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2227809                         |
| Price          | \$1,499,999                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,756                            |
| Acres          | 4.94                             |
| Year Built     | 2016                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 18, 12320 Range Road 72 |
| Subdivision | NONE                    |
| City        | Rural Cypress County    |
| County      | Cypress County          |
| Province    | Alberta                 |
| Postal Code | T1A 7E5                 |

### Amenities

|              |                       |
|--------------|-----------------------|
| Parking      | Quad or More Attached |
| # of Garages | 4                     |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Induction Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings              |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                               |
| Fireplaces        | Electric, Entrance                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                             |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      BBQ gas line, Private Yard, RV Hookup  
Lot Description        Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Treed, Underground Sprinklers, Views  
Roof                      Asphalt Shingle  
Construction          Brick, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 5th, 2025  
Days on Market        59  
Zoning                    CR2, Country Residential

**Listing Details**

Listing Office            RIVER STREET REAL ESTATE

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