

\$879,900 - 6, 12320 Range Road 72, Rural Cypress County

MLS® #A2255910

\$879,900

4 Bedroom, 3.00 Bathroom, 1,488 sqft
Residential on 4.99 Acres

NONE, Rural Cypress County, Alberta

This meticulously maintained 1,488 sq ft bungalow sits on 4.99 acres and offers the perfect blend of modern comfort and country living. With excellent curb appeal, low-maintenance siding, and a charming front porch, this property welcomes you from the moment you arrive.

Inside, youâ€™ll find a bright, open layout featuring a vaulted ceiling over the living room and a stunning wood-burning stone fireplace. The stylish kitchen is designed for both function and entertaining, with a large island that seats six, black granite countertops, bold green cabinetry, stainless steel appliances, and a walk-in pantry with built-in shelving. The dining area and living room boast large windows overlooking the backyard, while the dining room also opens to a covered deck with a gas hookupâ€”perfect for summer barbecues.

The main floor hosts a spacious primary suite with a walk-in closet and 3-piece ensuite, along with another bedroom, laundry room with built-in cabinetry, and a full 4-piece bathroom.

The fully finished basement offers a generous family room with large windows, two additional bedrooms, another 4-piece bathroom, a storage room, and a utility room featuring hot



water on demand, a Lifebreath HRV system, a high-efficient furnace, and sump pump.

Outdoors is where this acreage truly shines! A heated double attached 24' x 28' garage, quonset, horse shelter and tack room provide excellent storage and functionality. Relax in the heated above-ground pool or hot tub, and enjoy the convenience of a fully irrigated yard for effortless upkeep.

This property truly offers it all—modern living with country charm, just minutes from the city.

Built in 2018

Essential Information

MLS® #	A2255910
Price	\$879,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,488
Acres	4.99
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	6, 12320 Range Road 72
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A7G8

Amenities

Parking	Double Garage Attached
---------	------------------------

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Storage, Barbecue

Lot Description Landscaped, Lawn, Level, Views, Creek/River/Stream/Pond, Underground Sprinklers

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025

Days on Market 13

Zoning CR2, Country Residential

Listing Details

Listing Office SOURCE 1 REALTY CORP.

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.