

# \$1,350,000 - 87, 12107 Range Road 74, Rural Cypress County

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MLS® #A2210780

**\$1,350,000**

5 Bedroom, 3.00 Bathroom, 1,864 sqft  
Residential on 2.17 Acres

NONE, Rural Cypress County, Alberta

Welcome to your dream lakefront escape on Klaudtâ€™s Dam â€“ a true prairie oasis just 15 minutes from town. Set on 2.17 acres of beautifully maintained lakefront property, this stunning acreage offers year-round enjoyment with direct access to swimming, fishing, boating, and even skating in the winter. At the heart of the property is a custom-built, 1,864 sqft Wahl bungalow featuring five bedrooms and a perfect blend of modern comfort and rustic charm.

The main level is designed with an open-concept layout that maximizes the breathtaking lake views from the kitchen, dining, and living rooms. The kitchen is a chefâ€™s dream with a large central island, granite countertops, built-in microwave, and high-end appliances. The vaulted ceilings and cozy fireplace in the living room create an inviting space to relax or entertain. Step outside to the covered deck and soak in the peaceful views of the expansive yard and tranquil waters.

The luxurious primary suite is a true retreat, complete with its own lake views, a spa-like five-piece ensuite with a soaker tub, walk-in shower, and a pass-through walk-in closet that connects directly to the laundry room for ultimate convenience. Two additional bedrooms and a four-piece bathroom complete



the main level.

Downstairs, the fully finished lower level offers a spacious family room, rec room, and a versatile flex room perfect for a playroom, gym, home office, or man cave. Two more bedrooms and another full bathroom provide ample space for family or guests. The oversized attached garage is a standout feature – heated, with space for three or more vehicles, a workshop area, and even a utility sink.

Practicality meets peace of mind with city water supplied by the West Side Water Co-Op and pressurized irrigation water, making yard care and landscaping easy and efficient. The massive yard is ideal for everything from quiet morning coffees to large family gatherings, and with the lake just steps away, every season brings a new way to enjoy this extraordinary property.

Whether you're looking for a full-time residence or a relaxing getaway, this lakefront acreage on Klau's Dam offers the perfect blend of luxury, lifestyle, and location.

Built in 2019

**Essential Information**

MLS® #	A2210780
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,864
Acres	2.17
Year Built	2019
Type	Residential
Sub-Type	Detached

Style                      Acreage with Residence, Bur  
Status                    Active

**Community Information**

Address                 87, 12107 Range Road 74  
Subdivision            NONE  
City                      Rural Cypress County  
County                  Cypress County  
Province                Alberta  
Postal Code            T0K1Z0

**Amenities**

Parking                 220 Volt Wiring, Heated G  
Attached, Workshop in Garag  
# of Garages            3  
Is Waterfront           Yes

**Interior**

Interior Features      Granite Counters, Kitchen I  
Walk-In Closet(s), Breakfast I  
Appliances             Dishwasher, Microwave, Refr  
Heating                 Forced Air, Natural Gas  
Cooling                 Central Air  
Fireplace                Yes  
# of Fireplaces          1  
Fireplaces               Electric  
Has Basement           Yes  
Basement               Finished, Full

**Exterior**

Exterior Features      Fire Pit  
Lot Description        Few Trees, Gentle Sloping, Lake, Waterfront  
Roof                     Asphalt Shingle  
Construction           Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 10th, 2025  
Days on Market        72



Zoning CR-1, Country Residential

## **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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