

# \$524,600 - 3, 12525 Range Road 45, Rural Cypress County

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MLS® #A2222803

**\$524,600**

3 Bedroom, 3.00 Bathroom, 2,663 sqft  
Residential on 2.02 Acres

NONE, Rural Cypress County, Alberta

Discover a truly unique and character-filled home nestled on a beautifully treed and fenced 2.02-acre lot, offering the perfect blend of peaceful country living and convenient city access. This well-maintained property is thoughtfully equipped for rural life with a brand new septic tank and a 5,000-gallon cistern. Other updates include two high-efficiency furnaces, new cedar shakes, and new low-maintenance composite decking—ensuring comfort, efficiency, and style throughout.

Step inside to find stunning hardwood floors and a striking stone wood-burning fireplace that adds warmth and charm to the main level. The spacious kitchen and dining area open directly onto a large deck, ideal for entertaining or simply soaking in the serene country views. Also on the main floor are a bright, open living room, two comfortable bedrooms, a 4-piece bathroom, and a conveniently located laundry area for added practicality.

Upstairs, a private primary suite loft offers a quiet retreat, complete with its own 4-piece ensuite and an adjoining flex room that can serve as a home office, library, sewing room, or personal sitting area. The fully finished walk-out basement expands your living space with a large family room and a cozy enclosed sunroom, providing the perfect spot to relax



year-round.

To top it all off, the property includes both an attached single garage and an attached double garage, offering ample parking and storage. This one-of-a-kind home is ready for you to move in and embrace the best of country living with all the right upgrades!

Built in 1981

### **Essential Information**

MLS® #	A2222803
Price	\$524,600
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,663
Acres	2.02
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	3, 12525 Range Road 45
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A8N5

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached, Single Garage Attached
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Double Vanity, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Irregular Lot, Level, Many Trees, Treed
Roof	Cedar Shake
Construction	Stone, Stucco, Vinyl Siding
Foundation	Other, Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	28
Zoning	CR-1, Country Residential

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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