# \$2,400,000 - 13308 Range Road 32, Rural Cypress County

MLS® #A2226338

## \$2,400,000

4 Bedroom, 4.00 Bathroom, 1,657 sqft Agri-Business on 630.00 Acres

NONE, Rural Cypress County, Alberta

Turnkey Farming Operation, East of Medicine Hat! Opportunities like this are rareâ€"this fully operational and meticulously maintained farming setup is just 30 minutes east of Medicine Hat. It offers everything you need to step seamlessly into rural living and agricultural success. Spread across four quarters (three cultivated, one developed), each quarter is individually fenced and ready for use. Two deep, high-output wells (approx. 260 ft) provide an abundant water supply to the residence and the operation. At the heart of the home quarter sits a stunning 1,635 sq ft walkout bungalow, built in 2015. With an open-concept layout, vaulted ceilings, and expansive windows, the home is bright, spacious, and inviting. The kitchen is well-appointed with rich cabinetry, quartz countertops, and ample workspace. The primary suite features a walk-in closet and a luxurious 4-piece ensuite with a separate tub and shower. Two additional bedrooms, a second full bath, a powder room, and main floor laundry complete the main level. The fully developed basement offers a generous family room, games area, office space, a fourth bedroom, 2-piece bath, and plenty of storage. There is a detached garage next to the home measuring 24x26. Outbuildings and infrastructure include 62' x 51' heated Quonset/shop with a concrete floor, 39' x 72' additional quonset, 16' x 20'







bunkhouse, 20' x 32' shop, Steel corral system and a Calving barn. There is approximately \$6,000/year in well site lease revenue. This is a rare, high-quality offering for those seeking a productive, turnkey operation paired with modern, comfortable living.

#### Built in 2015

## **Essential Information**

MLS® # A2226338 Price \$2,400,000

Bedrooms 4

Bathrooms 4.00 Full Baths 2

Half Baths 2

Square Footage 1,657

Acres 630.00

Year Built 2015

Type Agri-Business

Sub-Type Agriculture
Style Bungalow

Status Active

# **Community Information**

Address 13308 Range Road 32

Subdivision NONE

City Rural Cypress County

County Cypress County

Province Alberta
Postal Code T1A 7G2

### **Amenities**

Parking Double Garage Detached, Single Garage Detached

# of Garages 3

#### Interior

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator,

Stove(s), Washer, Window Coverings

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Additional Information**

Date Listed June 4th, 2025

Days on Market 152

Zoning A2, Agriculture

## **Listing Details**

Listing Office RE/MAX MEDALTA REAL ESTATE

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