

\$800,000 - 7304 Township Road 124, Rural Cypress County

MLS® #A2264986

\$800,000

5 Bedroom, 3.00 Bathroom, 1,535 sqft
Residential on 2.06 Acres

NONE, Rural Cypress County, Alberta

Escape to serene country living in this breathtaking 5 bedroom, 3 bathroom, walk-out bungalow, nestled on just over 2 acres, minutes from Medicine Hat. This custom built gem offers modern luxury, tranquil privacy, with spectacular sunsets that will take your breath away. Step inside to a bright, open concept main floor, kitchen and living area, with vaulted ceiling and exquisite rock work accents throughout. The gourmet kitchen boasts custom built oak cabinetry, sleek granite countertops, top of the line appliances, perfect for the home chef.

Also on the main floor, the primary bedroom with spa like ensuite, and walk in closet. 2 additional bedrooms and a 4 piece bathroom complete this level. Downstairs is an entertainers dream with walk-out, 2 large bedrooms, family rec room with 120" 3 D projection, and 7.1 surround sound that absolutely kicks (negotiable), a recently renovated bathroom, convenient laundry area, and mechanical room with a high efficient furnace and filtration, hot water on demand, and cistern for domestic water which is provided from Westside Water Co-op. (water rights option to purchase).

Outside you have a beautiful, private backyard that is an entertainer's paradise, complete with patio area, firepit, and luxurious salt water hot tub, perfect for relaxing or hosting gatherings with friends and family. Also,



SMRID water for keeping your yard, trees or garden looking great.

The large heated garage is perfect for your vehicles, toys, or room for those hobby projects. New shingles and siding were installed in 2023. Don't miss out on this opportunity to enjoy the peace and privacy of rural living, and only a short drive to Medicine Hat.

Built in 2007

Essential Information

MLS® #	A2264986
Price	\$800,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,535
Acres	2.06
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	7304 Township Road 124
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 7E9

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen
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	Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	12
Zoning	CR-1

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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