

# \$869,900 - 12409 Range Road 70, Rural Cypress County

MLS® #A2207969

**\$869,900**

5 Bedroom, 4.00 Bathroom, 1,457 sqft  
Residential on 5.09 Acres

NONE, Rural Cypress County, Alberta

Escape to the perfect blend of comfort and country living with this 1,457 sq. ft. walkout bungalow, set on 5.09 beautifully landscaped acres. Conveniently located just off Holsom Road, this property offers pavement right to the door for easy access year-round.

Step inside to an open-concept layout featuring 5 bedrooms (3 up, 2 down) and 3.5 bathrooms, including a spacious 3-piece ensuite. The bright and airy main floor flows effortlessly into the fully developed walkout basement, offering additional living space for family or guests.

Acreage living meets convenience with SMRID water rights and West Side Water Co-op accessâ€”perfect for keeping your land lush and productive. The property is fully fenced and designed for peace, privacy, and functionality.

Car enthusiasts and hobbyists will love the huge triple garage, providing ample space for vehicles, toys, and projects. Whether you're looking for a quiet retreat or a place to grow, this stunning acreage has it all!

Don't miss this rare opportunityâ€”book your private viewing today!

Built in 2006

## Essential Information



MLS® #	A2207969
Price	\$869,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,457
Acres	5.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	12409 Range Road 70
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1A 8M4

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
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Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Treed, Few Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	CR2, Country Residential

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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