# \$1,334,900 - 87, 12107 Range Road 74, Rural Cypress County

MLS® #A2210780

\$1,334,900

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 Klaudt'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 chef'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 â€" 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 Klaudt's Dam offers the perfect blend of luxury, lifestyle, and location.

Built in 2019

#### **Essential Information**

MLS® # A2210780 Price \$1,334,900

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, Bungalow

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 Garage, Triple Garage Attached, Workshop in

Garage, RV Access/Parking

# of Garages 3
Is Waterfront Yes

## Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open

Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

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 193

Zoning CR-1, Country Residential

# **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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