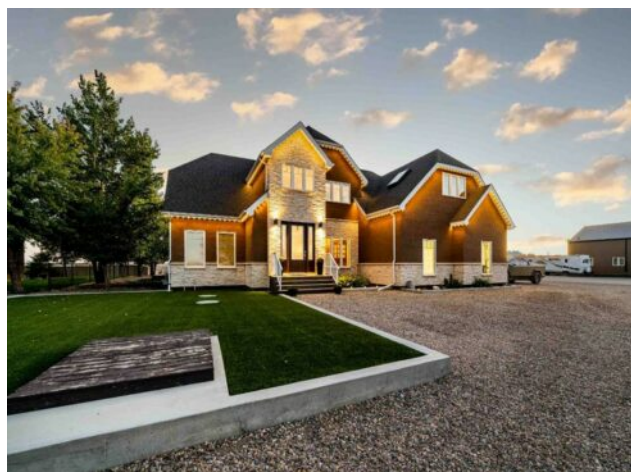


**6529B Township Road 132**  
**Rural Cypress County, Alberta**

**MLS # A2257288**



**\$1,549,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                                |               |                   |
| <b>Size:</b>     | 2,556 sq.ft.                                                             | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 6                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Quad or More Detached, See Remarks               |               |                   |
| <b>Lot Size:</b> | 1.58 Acres                                                               |               |                   |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks |               |                   |

|                    |                                                                                                 |                   |                           |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                         | <b>Water:</b>     | Cistern, Well             |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                  | <b>Sewer:</b>     | Septic System             |
| <b>Roof:</b>       | Asphalt Shingle                                                                                 | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                                            | <b>LLD:</b>       | 18-13-6-W4                |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame                                                                    | <b>Zoning:</b>    | CR-1, Country Residential |
| <b>Foundation:</b> | Poured Concrete                                                                                 | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, See Remarks |                   |                           |

**Inclusions:** Lawn care tractor and equipment negotiable

Perched atop a scenic coulee with sweeping views of the South Saskatchewan River, this custom-built 2,500+ sqft home sits on 1.58 acres and blends luxury with comfort just 15 minutes from Medicine Hat. The main floor showcases a dramatic two-story living room, gourmet kitchen with granite countertops and stainless steel appliance package, and a spacious primary suite complete with walk-in closet and spa-inspired ensuite. Upstairs, you'll find three additional bedrooms and a vaulted flex space ideal for a home gym or games room, while the fully developed basement offers even more living space with two bedrooms, a bathroom, and an open entertainment area. Outside, over \$200,000 in professional landscaping creates a private backyard oasis with an enclosed patio, fireplace, sitting areas, a built-in BBQ, and pizza oven—perfect for gatherings. Completing the property is a heated double attached garage and a 34x46 three-bay shop, making this residence as functional as it is beautiful. With unmatched views, luxury finishes, and thoughtfully designed indoor and outdoor spaces, this property truly defines prairie living at its finest.