



38, 12320 Range Road 72 , Rural Cypress County, Alberta - \$275,000



Main Photo

Property Description

Dream Acreage Opportunity – 4.97 Acres with Stunning Views

Buy now and start planning your dream home! This incredible 4.97-acre VIEW lot offers the rare combination of rural serenity and only 15 mins away from city convenience. With paved road access right to the property line, with utilities including electricity, gas, and domestic water through Westside Water Co-op, everything is ready to go.

What sets this property apart? It comes with SMRID irrigation rights which happens to be double the water



allocation compared to neighboring lots. The gently sloping terrain is ideal for a future walk-out basement overlooking the coulee and taking in breathtaking summer sunsets. There's also plenty of dirt onsite to level the top portion of the lot when you're ready to build.

Down below, the natural water runoff area is perfect for creating your own lush garden, firepit retreat, or additional outdoor living space—customize it to suit your lifestyle. Whether you're dreaming of the quiet country life or just want to build close to the city, this property fits the bill.

Not many open lots like this available —restrictive covenants are in place to protect your investment and preserve building standards. Properties like this don't come up often—book your showing today and take the first step toward building your dream!

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