

# \$1,350,000 - 87, 12107 Range Road 74, Rural Cypress County

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MLS® #A2210780

**\$1,350,000**

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 Klaudtâ€™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 chefâ€™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 – 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          | \$1,350,000 |
| 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, RV Access/Parking, Triple Garage Attached, Workshop in Garage |
| # 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 | 36               |

Zoning

CR-1, Country Residential

## **Listing Details**

Listing Office

ROYAL LEPAGE COMMUNITY REALTY

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