

\$949,900 - 3405 Township Road 74, Rural Cypress County

MLS® #A2267905

\$949,900

3 Bedroom, 2.00 Bathroom, 1,099 sqft
Residential on 39.00 Acres

NONE, Rural Cypress County, Alberta

A truly one of a kind acreage with unmatched views! Tucked among the Cypress Hills just minutes from Elkwater, this remarkable property spans 39 acres of pure serenity and natural beauty. Enjoy peaceful country living with stunning 360° views in every direction — a landscape that’s simply second to none. With paved access right to the driveway, getting here is as effortless as it is scenic. The property features a well cared for raised bungalow offering 3 bedrooms (2 up, 1 down) and 2 bathrooms. A partial wrap around, pressure treated deck (over 1,000 sq. ft.), complete with a wheelchair ramp, welcomes you into the home. Inside, the spacious living room showcases large windows framing the panoramic views and is complemented by a cozy wood burning fireplace. The bright, open kitchen and dining area provide the perfect setting for family gatherings and entertaining. Downstairs, you’ll find a large family room, an enclosed cedar sauna, an additional bedroom, a full bathroom, and plenty of storage space. Outdoors, there’s an oversized insulated double garage (one 12x12 door and one 12x8 door) that can easily accommodate a motorhome or trailer, along with a separate storage/tool shed offering ample space for vehicles, equipment, and hobbies. There’s also a 12x30 dog run — ideal for pets to roam safely, and an ample supply of firewood for cozy evenings by the



fire. A portion of the land has been subdivided (not included) and is home to the historic St. Margaret’s Church, which also served as a schoolhouse in the 1940s, adding a touch of heritage to this remarkable property. Located just 20 minutes from the Elkwater Golf Course and ski hill, with nearby lakes for fishing and outdoor recreation, this is a true hidden gem offering the very best of southern Alberta’s natural beauty – only 55 km from Medicine Hat!

Built in 1992

Essential Information

MLS® #	A2267905
Price	\$949,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	39.00
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	3405 Township Road 74
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 1L0

Amenities

Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Sauna
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	4
Zoning	A2

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.