

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

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 Klau dtâ€™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 Klaut'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 12

Zoning CR-1, Country Residential

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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