

\$1,283,000 - 7, 11418 Eagle Butte Road, Rural Cypress County

MLS® #A2262093

\$1,283,000

4 Bedroom, 3.00 Bathroom, 1,804 sqft
Residential on 3.24 Acres

NONE, Rural Cypress County, Alberta

Beautifully set on 3.24 acres in Eagle Butte Estates, just minutes from Medicine Hat. This impressive 1800sq ft Walkout bungalow (plus fully finished lower floor) offers modern country living and has been completely rebuilt within the last 10 years, including wiring, plumbing, interior, and exterior. A spacious entry with 10ft ceilings welcomes you into a bright home office, a granite kitchen with large island, full appliance package and huge dining area that opens to a deck spanning the back of the home to capture the morning sun. The upper deck has a BBQ with gas hook-up and there is a matching lower deck also spanning the back of the house. The living room, also with 10 ft ceilings, features large windows and a cozy electric fireplace, while the primary suite offers a walk-in closet, 5-piece ensuite and deck access. The fully developed, wheelchair accessible walkout basement includes a family room, games area, gym, two additional bedrooms, bathroom with large wheelchair accessible shower. Additionally, there is a room lined with built-in cabinets that is currently being used as a massage spa. This space is ideal for any home-based business. Outside, the property is nearly fully fenced and landscaped with an irrigation system to 90% of the perimeter trees that also waters the fenced garden and berry patches. There is a paved walking path with benches and numerous outbuildings including a heated, attached



double garage, a large shop with in-floor heat, a winterized chicken coop, a semi-trailer for storage, a shed, and even a unique observatory with heat, A/C and retractable roof. This building could be repurposed as an office with built-in storage area. Surrounded by mature trees, with city water and access to a shared dugout, this property combines privacy, functionality and endless opportunity for both work and leisure.

Built in 1976

Essential Information

MLS® #	A2262093
Price	\$1,283,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,804
Acres	3.24
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	7, 11418 Eagle Butte Road
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0H9

Amenities

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Paved
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Fire Pit, Private Yard
Lot Description	Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Paved
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	21
Zoning	CR-1, Country Residential

Listing Details

Listing Office	MAXWELL CANYON CREEK
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