

# **\$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 | 6                         |
| Zoning         | CR-1, Country Residential |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MAXWELL CANYON CREEK |
|----------------|----------------------|

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.