

\$799,900 - 5119a Township Road 114, Rural Cypress County

MLS® #A2042408

\$799,900

4 Bedroom, 3.00 Bathroom, 1,552 sqft
Residential on 6.03 Acres

NONE, Rural Cypress County, Alberta

Tucked just outside of the city, with paved roads to its entrance, this remarkable acreage has something for everyone. Like views?.. got em, like privacy?..got it, like rolling hills?..got em, like trees?.. got em, like quick and easy access to main arteries, schools and shopping?...got all that too! Nestled just minutes out of Dunmore, this 6.03 acre parcel is host to a 1552 Sqft walkout bungalow with 4+1 beds, 2+1 baths and ample entertaining areas on main and lower levels. Need lots of storage? Where do we start? A delightfully large walk thru pantry just off main floor laundry allows for easy access to unload groceries from your car parked in the double attached garage and a massive storage room on the lower level is excellent for all the extras.

In addition to the main floor laundry and pantry, it hosts 3 bedrooms, 4pc bath, 3pc ensuite with walk in closet, a lovely kitchen with stainless steel appliances and granite counters complete with vaulted ceilings, dining area with outside views, large living room (vaulted ceilings as well) and fabulous sunroom to enjoy sunny days and evenings...complete with a free standing gas fireplace to cozy up to. The lower level has an enormous family room which includes a nice sized wet bar and has doors leading to the bottom patio, where you can enjoy hot tubbing in privacy or host a bbq with gas hookup. Add to the list of lower level features, a 4 pc bath



and bedroom as well as a den that could easily be used as a 5th bedroom. Dual zone heating, water softener and central vac with hoses and attachments on both levels add to the gems of this house. Outside is a 30ftx44ft gas heated shop with 12ft electric door, wood stove and 220v wiring, RV power hookup, and 6000 watt backup power generator with 100 AMP switch. A fenced garden lies beside the shop for all the gardener lovers. Tons of parking comes along with the property and a well that is the envy of the county... complete with underground sprinklers to ensure the landscape never complains. The property is partially fenced and sits atop a hilltop for lovely views front and back. It's is a must see... call today for your view.

Built in 2002

Essential Information

MLS® #	A2042408
Price	\$799,900
Sold Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,552
Acres	6.03
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	5119a Township Road 114
Subdivision	NONE
City	Rural Cypress County
County	Cypress County

Province	Alberta
Postal Code	T1B 0K8

Amenities

Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage
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Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
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Heating	Fireplace(s), Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Free Standing, Gas, Sun Room
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Private Entrance, Private Yard, Storage
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Lot Description	Conservation, Creek/River/Stream/Pond, Gentle Sloping, No Neighbours Behind, Landscaped, Meadow, Underground Sprinklers, Yard Lights, Private, Secluded, Treed, Views
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	April 25th, 2023
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Date Sold	November 1st, 2023
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Days on Market	190
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Zoning	CR2
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HOA Fees	0.00
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Listing Details

Listing Office	BETTER HOMES & GARDENS REAL ESTATE SIGNATURE SERVICE
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