

\$989,900 - 11432 Range Road 55, Rural Cypress County

MLS® #A2168810

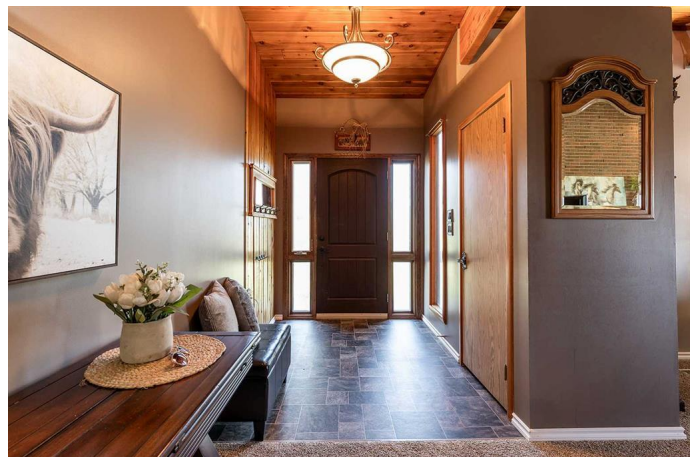
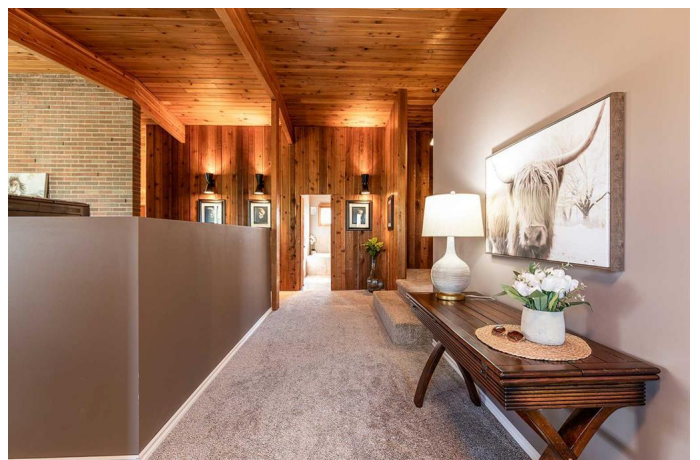
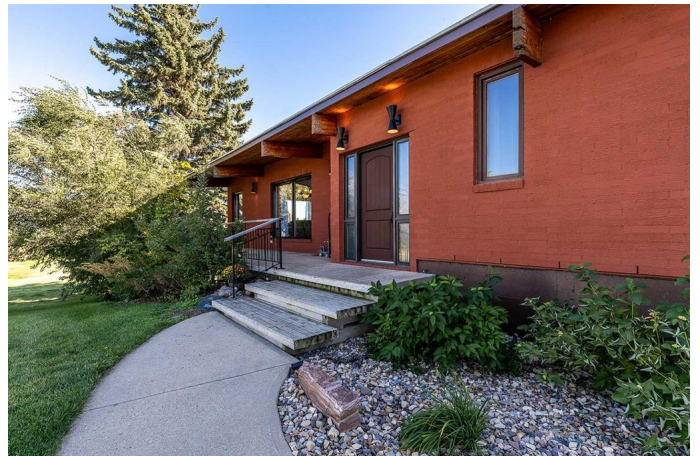
\$989,900

6 Bedroom, 3.00 Bathroom, 2,126 sqft

Residential on 11.00 Acres

NONE, Rural Cypress County, Alberta

Discover this beautiful 6 bedroom, 3 bathroom walk-out brick bungalow, perfectly set on 11 acres of picturesque countryside. Experience breathtaking panoramic views of lush fields and the distant Cypress Hills from the expansive wrap-around deck. Step inside to find a welcoming open-concept main floor featuring a vaulted wood-planked ceiling with exposed beams, anchored by a floor to ceiling brick fireplace in the spacious living room. Large windows flood the space with natural light, offering endless views and a peaceful atmosphere. The kitchen is well laid out and features plenty of counter space and cabinets, direct access to the wrap around deck, and a sunny window over the sink showcasing the natural beauty outside. Enjoy large family meals in the adjoining dining room or step out on the deck for outdoor dining. The primary bedroom is a true retreat with french doors leading to a private side deck, a walk-in closet, and a three piece ensuite. Two additional bedrooms and another three piece bathroom complete the main floor. The laundry room is conveniently located off the mudroom which connects to the breezeway and the attached double heated garage. Downstairs, the walk-out basement is a dream for families or guests, featuring a great sized family room with a second brick fireplace; perfect for movie and game nights! Warm summer evening hot dog roasts and s'more nights are a breeze here, with direct access to the fire pit and backyard from the walk-out basement. The



games room adjacent to the family room is large enough for a pool table or could be transformed into a home theatre with it's own attached bar, including a second stove - super handy when preparing large holiday meals. With three more bedrooms, including one oversized room with space for a sitting area, and a full four piece bath, this home offers a space for everyone. The property includes a second double detached garage with 10-foot ceilings, 220 power and fully insulated, as well as a third single detached garage. The small barn, multiple fenced paddocks, and two storage sheds offer endless possibilities for animals, gardening, or outdoor projects. Kids will love exploring the trees and riding ATVs around this wonderful property. Additional features include a well with shed to protect it from the elements; a new pump was installed in 2009, and it auto fills the cistern, and a 4' irrigation line for watering the front 1 acre yard space (water from SMRID). Updates include new carpet on the main floor (2021), dishwasher(2021), membrane roof(2008), air conditioner(2007), furnace(2008), and septic tank (2016). The A2 Agriculture zoning for this property allows for some development opportunities not found in all acreages. Located just minutes from town, this home combines the best of country living with modern conveniences making it the perfect place to raise a family and enjoy the serene beauty of nature!

Built in 1970

Essential Information

MLS® #	A2168810
Price	\$989,900
Sold Price	\$989,900
Bedrooms	6
Bathrooms	3.00

Full Baths	3
Square Footage	2,126
Acres	11.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	11432 Range Road 55
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0K5

Amenities

Parking	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Garage Door Opener, Heated Garage, RV Access/Parking, Single Garage Detached, Additional Parking, Driveway
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Interior

Interior Features	High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Jetted Tub, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings, Bar Fridge
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Brick Facing, Gas Starter, Mixed, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard, Storage, Fire Pit
Lot Description	Lawn, Landscaped, Many Trees, Private, Native Plants, Other, See Remarks, Secluded, Views

Roof	Membrane
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 15th, 2024
Days on Market	18
Zoning	A2, Agriculture
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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