



**GRASSROOTS**  
REALTY GROUP

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5518 Township 120 Road  
Rural Cypress County, Alberta

MLS # A2222770



**\$1,167,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,785 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	5.29 Acres		
Lot Feat:	Landscaped, Private		

Heating:	Electric, Geothermal	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-12-5-W4
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	A1-IDP, Agricultural Dist
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters		

**Inclusions:** 5kw Wind turbine and associated equipment (needs programming), 220v wiring in place for Hot tub (no hot tub), fridge, stove, dishwasher, microwave - BI, ceiling fan(s), window coverings, TV mount(s), heat/ cool system (FA and Hydronic, in basement and garage), UG irrigation, 2x sheds, security system - no contract

You can have it ALL... Country living, 3km paved from the City. Fully developed 3339 sq.ft. beautiful, modern bi-level built ICF construction to the roof. Geothermal heated, City water. The home has 4 bedrooms, a main floor office, 3 full bathrooms and a triple garage. Infloor heating and efficient home. Massive Quonset - 50x120, as well as 2 sheds. A total of 5.29 beautiful acres of low maintenance, private, picturesque yard with a garden, fruit trees and grassland for any animals or hobbies. The possibilities are endless with this rare find!