



GRASSROOTS
REALTY GROUP

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12027 Range Road 55
Rural Cypress County, Alberta

MLS # A2249788



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,426 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	13.98 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Landscaped, Lawn, M		

Heating:	Forced Air	Water:	Co-operative, Dugout, See Remarks, Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-12-5-W4
Exterior:	Stone, Stucco	Zoning:	A1-IDP, Agricultural Dist
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, French Door, Quartz Counters		

Inclusions: Office Desk; Window Coverings

Welcome to 12027 Range Road 55—a gorgeous and extensive property offering nearly 14 acres of land paired with a beautifully renovated 2,426 sqft bungalow. With valuable features for a wide range of buyers, it's a rare opportunity to enjoy country privacy just 1.7 km south of the city. A gated entrance, mature trees, and classic stucco with a clay tile roof and Gemstone lighting create stunning curb appeal, while the spacious driveway and double attached garage offer plenty of parking. Inside, the bright open-concept main floor features gorgeous hardwood floors, custom entry details, and a private office with built-ins. The sleek modern kitchen features quartz countertops, a large island with prep sink and seating, high-end appliances, pantry, coffee bar with bar fridge, and expansive windows overlooking the property. The living room, highlighted by an eye-catching electric fireplace, flows seamlessly into the dining area—part of a recent addition designed to provide extra space and function for gathering. Step outside to your covered 12x28 deck with gas fireplace, radiant heater and sweeping views. The Primary Suite offers a private deck, walk-in closet with organizers, and spa-like ensuite with tiled shower. Two additional bedrooms, a 4 pc bath, and a huge laundry/mudroom complete the main floor. The finished basement is perfect for entertaining, with a massive rec room, wet bar, gym, bedroom, den, bathroom, abundant storage, and garage access. Extensive 2021 updates include the main floor addition, new kitchen, laundry/office, flooring, and deck. The land is fully fenced with a large self-fed dugout, City Water through the Westside water co-op, SMRID domestic irrigation connections, and a fantastic well. Outdoor amenities include a 40x80 quonset/shop with 1,280 sqft storage addition, riding arena, batting cage, basketball/tennis court,

animal pens and shelters with self-watering system, and plenty of space for hobby farming—with a 2nd SMRID connection for future expansion. With unmatched privacy, extensive upgrades, and unbeatable proximity to town, this property truly has it all.