



**5518 Township Road 120  
Rural Cypress County, Alberta**

**MLS # A2133363**



**\$1,175,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Garage Faces Front, Heated Garage, Triple Garage Attached, Unpaved		
<b>Lot Size:</b>	5.49 Acres		
<b>Lot Feat:</b>	Landscaped, Private, Views		

<b>Heating:</b>	Electric, Geothermal	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	6-12-5-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	Residential Acreage
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**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 Hydranic, in basement and garage), UG irrigation, 3x sheds, security system

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 (utilities total \$503/month as an average for 2023). Massive quonset - 50x120, as well as 3 sheds. 5.49 acres 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!