



12027 Range Road 55 , Rural Cypress County, Alberta - \$1,500,000



Main Photo

Property Description

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.

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