

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

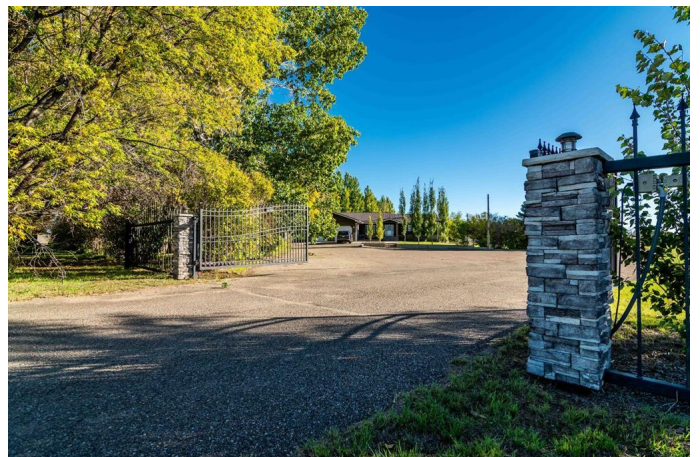
MLS® #A2249788

\$1,500,000

4 Bedroom, 3.00 Bathroom, 2,426 sqft
Residential on 13.98 Acres

NONE, Rural Cypress County, Alberta

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.

Built in 1994

Essential Information

MLS® #	A2249788
Price	\$1,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,426
Acres	13.98
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	12027 Range Road 55
Subdivision	NONE
City	Rural Cypress County
County	Cypress County

Province	Alberta
Postal Code	T1B 0L4

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, French Door, Quartz Counters
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Storage, Basketball Court, RV Hookup, Tennis Court(s)
Lot Description	Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Many Trees, Treed, Dog Run Fenced In
Roof	Clay Tile
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	67
Zoning	A1-IDP, Agricultural Dist

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.