$1,700,000 - 11414 Josephburg Trail, Rural Cypress County

MLS® #A2245797

$1,700,000
6 Bedroom, 3.00 Bathroom, 1,911 sqft
Residential on 87.06 Acres

NONE, Rural Cypress County, Alberta

An extraordinary equestrian property awaits! Located just outside of Dunmore and only minutes from Medicine Hat, this beautifully designed 6 bedroom raised bungalow sits on a sprawling farm and features one of Southern Albertaâ€™s largest private indoor riding arenas. The home itself offers a rare blend of space, functionality, and premium custom finishings, with a total of 3,718 sqft of finished living space. Its exterior features striking Hardie board siding, setting the tone for the quality and care found throughout the property. Inside, you're greeted by vaulted ceilings, warm natural light, high end fixtures and stylish vinyl plank flooring that flows through the open concept main floor. A corner gas fireplace creates a cozy atmosphere in the living room, which opens seamlessly into the chef-inspired kitchen. This space features custom built soft close cabinetry, granite countertops, a large island, high end appliances, a walk-in pantry, and even a dedicated coffee bar. The dining area leads to a spacious covered deck with natural gas hookups and breathtaking prairie views, offering a peaceful retreat just steps from your kitchen. The main floor includes a spacious primary suite with a luxurious 4 pc ensuite that features a modern clawfoot tub, a tile shower, and a bidet, along with a walk-in closet. Two additional bedrooms and a stylish 4 pc bathroom complete the main level. A

thoughtfully designed mudroom and laundry area off the garage entrance adds convenience to daily life. The attached 4 car garage (31x45 sqft) is fully insulated and heated, with one oversized door ideal for RV or boat storage, and includes a floor drain. The lower level features 9 ft ceilings and an expansive family room that can be customized to suit any lifestyle, whether itâ€™s a games room, gym, or home theatre. There are 3 more large bedrooms downstairs, each with its own walk-in closet, a 4 pc bathroom, and a storage room. This property is a dream for horse lovers. The professionally built 93 x 250 sqft indoor arena is one of the largest private arenas in the region and includes water, LED lighting, 16 ft "BA" ceiling fans, and a 3" sand/clay riding base. In addition, the property includes 5 horse shelters, two stock waterers, a three-zone sprinkler system, all included in the sale. Whether you're looking to board horses, host riding events or just utilize for personal use, the potential here is remarkable. Agricultural zoning allows for creative opportunities. Water for both the home and the animals is supplied by a well, which is treated inside the house with a commercial-grade reverse osmosis system and UV filtration, ensuring high quality water throughout. From its thoughtful interior design to its outstanding equestrian amenities, this property offers an unparalleled lifestyle just outside the city limits. 11414 Josephburg Trail is where country living meets luxury, comfort and functionality: a true one-of-a-kind opportunity.

Built in 2020

Essential Information

MLS® #	A2245797
Price	$1,700,000
Bedrooms	6

Bathrooms	3.00
Full Baths	3
Square Footage	1,911
Acres	87.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	11414 Josephburg Trail
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0L2

Amenities

Parking	Quad or More Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Private, Underground Sprinklers, Dog Run Fenced In, Farm, Triangular Lot
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	3
Zoning	A2, Agriculture

Listing Details

Listing Office	CIR REALTY

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