

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

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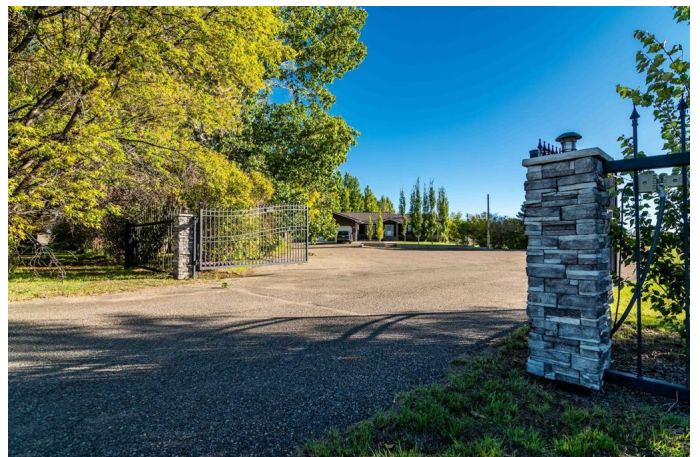
MLS® #A2249788

**\$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 farmingâ€”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	Bungalow, Acreage with Residence
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, Quartz Counters, French Door
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, Dog Run Fenced In, Many Trees, Treed
Roof	Clay Tile
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	A1-IDP, Agricultural Dist

### Listing Details

Listing Office	CIR REALTY
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