



GRASSROOTS
REALTY GROUP

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**11232 Black & White Trail
Rural Cypress County, Alberta**

MLS # A2301844



\$2,475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,522 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	4
Garage:	Quad or More Attached		
Lot Size:	78.80 Acres		
Lot Feat:	Back Yard, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Land		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-11-5-W4
Exterior:	Stone, Stucco	Zoning:	A2, Agriculture
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Built-in Dishwashers (2); Hot Tub; Alarm System in house & yard; Tack room accessories

Refined Living. Expansive Land. Unmatched Opportunity. Welcome to an exceptional, meticulously maintained acreage just minutes from the city, offering a rare combination of luxury living, functional infrastructure, and breathtaking views. This impressive 2,522 sqft walkout bungalow is thoughtfully designed with 5 bedrooms, an office, den, and 4 full bathrooms, delivering both comfort and versatility. From the moment you arrive, the pride of ownership is evident. Step inside to a bright, open-concept main floor featuring 9 ft ceilings, tray ceiling detail, rich hardwood flooring, and expansive windows that frame the stunning landscape. A striking double-sided stone fireplace anchors the living space and connects seamlessly to the private office, complete with French doors, built-in desk, shelving, and cabinetry. The chef-inspired kitchen is truly a showpiece, offering a double oven, oversized fridge/freezer, prep island, and abundant cabinetry, all flowing effortlessly into the dining area where oversized windows showcase incredible views. Step out onto the covered deck with gas BBQ hookup—an ideal setting for summer dining and entertaining. Designed for everyday ease, the spacious laundry and mudroom includes a sink, ample counter space, and direct access to the walk-through pantry and attached quad garage. The primary suite is a true retreat, featuring generous space for a sitting area, a spa-like 4 pc ensuite, and a large walk-in closet. An additional bedroom and full bathroom complete the main level. The walkout basement is equally impressive, offering a massive recreation room with wet bar, direct access to the covered patio and hot tub area, a large den perfect for a home gym or media space, 2 additional bedrooms, 2 full bathrooms, and substantial storage. Set on 4.1 acres and zoned Country Residential, this property is fully equipped for a range of

rural lifestyles and business opportunities. The land includes all fencing, corrals, and a stock waterer. Outbuildings are a standout feature, including an 80'x40' insulated shop with two overhead doors and a 2 pc bathroom, a 50'x30' insulated shop, and a 21'x26' shop—providing exceptional flexibility for work or storage needs. This is a rare opportunity to own a turn-key acreage that seamlessly blends upscale living with the freedom and functionality of country life, just a short drive from city amenities. This property must be sold with attached 74.7 acre Agricultural land; MLS A2303885. Asking price includes both properties.