



2, 6317 Township Road 114  
Rural Cypress County, Alberta

MLS # A2317951



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	8.01 Acres		
<b>Lot Feat:</b>	Landscaped, Level, Private, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-11-6-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	A2, Agriculture
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Sump Pump(s)		

**Inclusions:** Fridge, stove, dishwasher, hood fan, microwave, washer, dryer, window coverings, water softener, sump pump -2, AC unit, garage door control -1, remote -2

Welcome to #2 - 6317 Township Road 114, a fully developed acreage offering the perfect balance of comfort, functionality, and self-sufficient living—just 15 minutes from the city, set on a special 8 acre parcel. This is a rare opportunity to step into a turnkey homestead where everything is already thoughtfully in place. The fully finished bungalow home is warm and practical, ideal for everyday country living. The main floor features a bright living room, dining area, and kitchen, along with two bedrooms, a recently updated 4-piece bathroom, and a functional mudroom. The lower level includes a spacious family room, a third bedroom, a 3-piece bathroom, storage room, laundry, and utility space. Recent updates include vinyl flooring (2023), shingles (2022), added attic insulation, and a Culligan water system. Outside, the property is set up for a true homestead lifestyle. A 45' x 30' greenhouse in the works, and large garden plot support year-round growing, complemented by a 20' x 8' root cellar for longevity in storing foods. Livestock infrastructure is already in place currently housing goats, sheep, llamas, pigeons, and chicken pens with feeders, out buildings and corrals to support the animals. A 24' x 10' butcher shop with two freezers and an outdoor smoke station completes the farm-to-table setup. A standout feature is the 38' x 40' heated shop with 220V power—perfect for trades, hobbies, or business use. Additional buildings include a 24' x 26' detached garage and a 15' x 40' side shop/shed, offering ample space for equipment and storage. An on-site mobile home (as-is) adds future potential for guests or workspace. With efficient utilities, including a well and cistern system with filtration with manageable monthly costs, this property combines sustainability

with convenience. A rare chance to enjoy acreage living without compromise. Other notable items include the water sources: well with a cistern, SMRID with a dugout, sellers have paid into access for the water co-op for household use as well - although the well is more than enough. Septic tank and field for sewer and access to utilities for the trailer should a buyer wish to restore the unit. This property has been loved and cared for with thoughtful living in mind and is waiting for a new owner.