

# \$1,175,000 - 9, 5519 South Boundary Road, Rural Cypress County

---

MLS® #A2218765

**\$1,175,000**

6 Bedroom, 3.00 Bathroom, 2,097 sqft  
Residential on 4.32 Acres

NONE, Rural Cypress County, Alberta

This gorgeous acreage will provide you with all the space you'll ever need and so close to City limits. The beautifully landscaped yard has an abundance of trees surrounding the perimeter, as well as strategically placed throughout the yard. There is a beautiful driveway leading to the house, lots of parking and a large detached garage at the back corner of the yard. The entire property offers 4.32 acres. This wonderful bungalow has a brick exterior, triple attached garage, six bedrooms and three full bathrooms. Let's head inside this spacious home and talk about all it has to offer! The front entrance has a large closet with sliding doors and is open to the dining room, living room and kitchen with access to the back yard. Each of these rooms offer lots of space to gather and visit, or to enjoy the peaceful view out of any of the many windows. The kitchen has beautiful cabinets, an island with seating, stainless-steel appliances and a built-in wine rack. Down the hall are two bedrooms, a five-piece bathroom and the master bedroom with ensuite and walk in closet. The entire master suite is what dreams are made of – there are double doors to enter the room and a door leading to the balcony from the bedroom; the five-piece ensuite has a jetted tub and a separate shower. The laundry room is located at the back entrance to the garage, where there is lots of storage and hooks to keep everything



well organized. The lower level has a large family room with fireplace and bar area, three large bedrooms and a three-piece bathroom. This home is truly a magnificent opportunity and comes with the convenience of City Water for the house and SMRID water rights for ensuring your yard is always looking its best for you to enjoy this incredible space. There is plenty of space for you to enjoy the perfect garden. Are you wanting to have horses as well? No problem, this amazing property can also accommodate horses and has a small pasture. Properties like this don't come along often. You have the best of all worlds at this breathtaking property. Contact your REALTOR® today for a viewing!

Built in 1992

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2218765                         |
| Price          | \$1,175,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,097                            |
| Acres          | 4.32                             |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 9, 5519 South Boundary Road |
| Subdivision | NONE                        |
| City        | Rural Cypress County        |
| County      | Cypress County              |
| Province    | Alberta                     |
| Postal Code | T1B 0A3                     |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 15   |
| Parking        | Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 5  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Dry Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 13th, 2025            |
| Days on Market | 7                         |
| Zoning         | CR-1, Country Residential |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.