

# \$2,600,000 - 11232 Black & White Trail, Rural Cypress County

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MLS® #A2222810

**\$2,600,000**

5 Bedroom, 4.00 Bathroom, 2,522 sqft  
Agri-Business on 109.28 Acres

NONE, Rural Cypress County, Alberta

Welcome to a one-of-a-kind property just minutes from the city! This beautiful 2522 sqft walkout bungalow offers the perfect blend of rural serenity and refined living. The timeless home features 5 bedrooms plus an office, den, 4 full bathrooms, and a fully developed basement, all designed with thoughtful detail and quality finishes. Step into the bright, open concept living space with 9 ft ceilings, hardwood floors, a stone double sided fireplace, and expansive windows overlooking the private and dreamy outdoor space with incredible views. The chef's kitchen features a double oven, oversized fridge/freezer, prep island, and ample cabinetry, flowing seamlessly into the dining area with access to a covered deck. Main floor convenience is maximized with a large laundry/mudroom connecting directly to the walk-through pantry as well as the 28x47 triple car garage. The Primary Suite is an expansive retreat, with generous space for a sitting area or exercise/yoga nook, a spa-like 4 pc ensuite featuring in-floor heating, a soaker tub, custom tile shower, and a walk-in closet with built-in cabinets. The walkout basement continues to impress with a large recreation room, wet bar with beverage fridge and dishwasher, two additional bedrooms, a den ideal for a gym, gaming room or playroom, a 4 pc bathroom with in-floor heating, a 3 pc bathroom with access to the patio and hot tub area, and



plenty of storage. Additional features include blackout blinds in all bedrooms, zoned heating and A/C, a hot tub, and underground sprinklers. A huge perk of this incredible property is the three shops, measuring 80'x40', 50'x30', and 21'x26'â€™: all with concrete floors, and durable tin exteriors, offering excellent flexibility for personal use or business needs. The animal lovers will enjoy the 36'x30' barn with heated tack room, concrete alley, five indoor pens, a 10'x10' overhead door, and two outdoor stock pens with shelters and an all-season watering bowl. Situated on a full 109.23 acres of pasture, reseeded grassland and total 39 acre water license. This standout property offers the best of both worlds: a luxurious home with high-end features and the infrastructure to support a rural lifestyle. Whether youâ€™re looking to live, work, or invest in land, this is an incredible opportunity to own a high-value property close to city amenities. Floorplan/measurements and additional information attached. Drone photos available upon request.

Built in 2012

### **Essential Information**

MLS® #	A2222810
Price	\$2,600,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,522
Acres	109.28
Year Built	2012
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	11232 Black & White Trail
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 1Z0

### Amenities

Utilities	Electricity Connected, Natural Gas
Remarks	
Parking	Concrete Driveway, Garage
Quad or More Attached	
# of Garages	4

### Interior

Interior Features	Bar, Bookcases, Breakfast Room, Closets, Kitchen, Living Room, Master Bedroom, Office, Open Floor Plan, Stucco, Walk-In Closets, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioning, Dishwasher, Microwave, Refrigerator, Stove, Sinks, Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

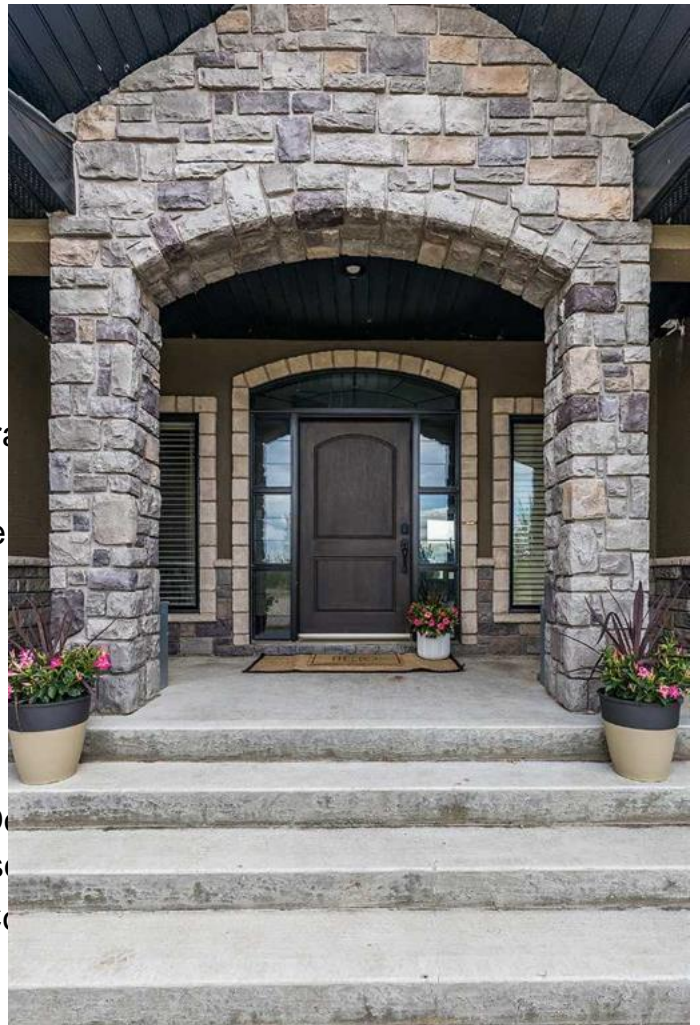
### Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard, Storage
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Open Lot, Pasture, Private, Treed, Farm
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
Days on Market	75
Zoning	A2, Agriculture

### Listing Details



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