

\$873,800 - 7316 Township Road 144, Rural Cypress County

MLS® #A2265756

\$873,800

5 Bedroom, 3.00 Bathroom, 1,745 sqft
Residential on 2.06 Acres

NONE, Rural Cypress County, Alberta

A rare opportunity for private country living close to town! This dream home was built with every detail of comfort and function in mind, from the large decks designed to capture the prairie views to the incredible 1,850 sq ft heated shop. Step inside the main floor, where vaulted ceilings, skylights, and large windows fill the space with light. The living room is warm and inviting, centered around a stunning wood-burning stone fireplace, perfect for cozy evenings. The open kitchen is a chef's dream with granite counters, custom cabinetry, a butcher-block island, a 36" gas range, and a walk-in pantry the size of an extra room. The adjoining dining area is perfect for gatherings and opens to the back deck for easy indoor-outdoor living. The primary bedroom offers a peaceful retreat with double closets and beautiful natural light from multiple windows. A full bathroom featuring a clawfoot tub—perfect for unwinding under the starry skies—a second bedroom, main floor laundry, and a huge mudroom with outdoor access complete this level. Additional features include central vac and in-floor heating throughout the lower level. Downstairs boasts 9-foot ceilings, a large family room, three additional good-sized bedrooms, a full bathroom, a utility/storage room, and a storm shelter/cold room for storage or safety. Outside, you'll find a fenced-in dog run off the front porch, a garden area, storage



buildings, ample parking, and a cozy fire pit space with swing seating. The attached 26x60 (yes, 60â€™!) + 14x24 heated shop is a dream on its own, complete with in-floor heat, 220 power, an 18-ft door, and a 3-piece bathroom. From the covered front deck, enjoy quiet mornings with sunrise views, then spend your evenings watching the sun set across the open fields from the spacious back deck. This acreage offers complete privacy, surrounded by open views with amazing neighbours about half a mile away and no chance of development nearby. School bus pickup is right in the driveway, and best of all, itâ€™s quiet with no city or highway noise. Beautifully built, thoughtfully designed, and located less than 15 minutes northwest of Redcliff, this property truly delivers the best of country comfort and practical luxury.

Built in 2015

Essential Information

MLS® #	A2265756
Price	\$873,800
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,745
Acres	2.06
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	7316 Township Road 144
Subdivision	NONE
City	Rural Cypress County

County	Cypress County
Province	Alberta
Postal Code	T0J 2P2

Amenities

Parking	Heated Garage, Insulated, Oversized, Quad or More Attached, 220 Volt Wiring
# of Garages	4

Interior

Interior Features	Central Vacuum, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Other
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Private
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	1
Zoning	A2, Agriculture

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

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