

# \$1,450,000 - 271194 Township Road 252, Dalroy

MLS® #A2229521

**\$1,450,000**

5 Bedroom, 3.00 Bathroom, 2,223 sqft

Residential on 66.40 Acres

NONE, Dalroy, Alberta

Set on over 66 acres with two convenient entrances and frontage along three roads—Highway 9, Township Road 252, and 252A—this exceptional property is just 10 minutes from Calgary city limits and 15 minutes from the future De Havilland Field. The land features a well-maintained 2,200 sq ft bungalow that has been lovingly cared for by the same family for the past 46 years. With a total of five generously sized bedrooms—four on the main floor including the primary suite with walk-in closet and private ensuite—the home offers a spacious and functional layout. The remaining main-floor bedrooms share a 4-piece bathroom, and the newer luxury vinyl plank flooring throughout the level adds a fresh, modern feel.

Outdoors, the property is ideally equipped for equestrian or hobby farm use, with a 3-stall barn and run-in shelter—both with electricity and water—as well as a fenced paddock and riding area. Two additional outbuildings offer flexible use for storage or housing small livestock or poultry. The land is supported by three wells with flow rates between 2.5 and 3 GPM. Township Road 252 is on a school bus route, so snow removal to Highway 9 is prioritized—making year-round access convenient, even in winter.

Currently, approximately 55 acres are leased to a local farmer, and a surface lease for a gas well provides additional, steady income. With



development booming east of Calgary, the area offers incredible future potentialâ€”surrounded by multiple golf courses, future De Havilland Field, and quick routes to city amenities. Zoned A-GEN in Rocky View County, this is an ideal opportunity for those seeking rural living, investment potential, or long-term development possibilities.

The insurance claim for siding and roofing has been processed, and seller has contracted someone to make the repairs in August, 2025.

There is steel siding for the horse shelter that has been cut to size being stored in the barn, just needs to be installed. An insurance claim is currently in process for roof and siding repairs from hail damage, ensuring peace of mind for the next owner.

Built in 1975

**Essential Information**

MLS® #	A2229521
Price	\$1,450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,223
Acres	66.40
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	271194 Township Road 252
Subdivision	NONE

City	Dalroy
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0S7

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Closet Organizers
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished, Crawl Space

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Corner Lot, Lawn, Low Maintenance Landscape, No Neighbours Behind, Farm, Fruit Trees/Shrub(s), Pasture, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	48
Zoning	A-GEN

### Listing Details

Listing Office	CIR Realty
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