

\$1,399,900 - 271194 Township Road 252, Rural Rocky View County

MLS® #A2270020

\$1,399,900

4 Bedroom, 3.00 Bathroom, 2,235 sqft
Residential on 66.40 Acres

NONE, Rural Rocky View County, Alberta

Perfectly positioned w/frontage on Hwy 9, Twp Rd 252 & 252A, this exceptional 66 acre agricultural (zoned Ag-Gen) property offers both privacy & convenience—just 12 mins from Calgary’s city limits & 15 mins to the upcoming De Havilland Field. The property features a well cared for 2,235 sq ft bungalow, lovingly maintained by the same family for nearly 5 decades. Inside, the home welcomes you w/a bright front entry featuring dual closets & 8-ft doors throughout. The main level offers 4 spacious bedrooms, including the primary suite w/walk-in closet & ensuite. The additional 3 bedrooms share a full 4-piece bath. The inviting living room off the front entry has wooden beams & lots of natural light. The kitchen includes a cozy nook overlooking the family room that showcases a wood-burning fireplace w/a brick surround adding warmth & character+there’s a formal dining area just steps away—perfect for family gatherings. The newer flooring gives the home a modern, welcoming feel throughout. Off the back entry from the double attached garage is a convenient laundry area & 3 pc bath w/access to the partial basement. Downstairs, you’ll find a storage area, a family room/rec space & a flex room/potential 5th bedroom (window not to egress). Newer front steps & concrete pad in front of the garage adds a clean, fresh touch to the exterior. Outdoors, the land is ideally set up for horses or hobby farming, complete with



a 3-stall barn & run-in shelter (both serviced w/power & water), a fenced paddock, & riding area. Horse shelter w/steel siding is already pre-cut & stored in the barn, ready for installation. 2 more versatile outbuildings provide plenty of room for storage or small livestock. W/3 wells, there's a reliable water supply across the property. Situated on a school bus route, Twp Rd 252 receives priority snow removal, ensuring year-round access. Approximately 55 acres are currently leased to a local farmer, providing passive income, along with a gas well surface lease for additional revenue. The location is prime for future growth w/new development expanding east of Calgary, several golf courses nearby, & quick routes to major highways & city amenities. Recent hail insurance claim for roof & siding have been approved, buyer can choose their colours.

Built in 1975

Essential Information

MLS® #	A2270020
Price	\$1,399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,235
Acres	66.40
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	271194 Township Road 252
Subdivision	NONE
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T1Z 0S7

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Corner Lot, Farm, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	6
Zoning	A-Gen

Listing Details

Listing Office	MaxWell Capital Realty
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