

# \$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

**\*OPEN HOUSE CANCELLED\*** 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 potential—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          | Acreage with Residence, Bungalow |
| 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 | Beamed Ceilings, Closet Organizers, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range                                 |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Family Room, Wood Burning                                                                    |
| Has Basement      | Yes                                                                                          |
| Basement          | Crawl Space, Partial, Partially Finished                                                     |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 123             |
| Zoning         | A-GEN           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.