

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

MLS® #A2229521

**\$1,450,000**

5 Bedroom, 3.00 Bathroom, 2,223 sqft  
Single Family on 66.40 Acres

N/A, 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



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. (id:6289)

Built in 1975

**Essential Information**

Listing #	A2229521
Price	\$1,450,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,223
Acres	66.40
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	271194 Township Road 252
Subdivision	N/A
City	Dalroy
Province	Alberta
Postal Code	T1Z0S7

**Amenities**

Features	No neighbours behind, Closet Organizers
Parking Spaces	6
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Wood siding
Exterior Features	Fruit trees, Lawn
Foundation	Poured Concrete

### Listing Details

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