



GRASSROOTS
REALTY GROUP

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271104 Township Road 224
Rural Rocky View County, Alberta

MLS # A2292675



\$2,699,900

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	3,338 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Ga		
Lot Size:	160.00 Acres		
Lot Feat:	Farm, Front Yard, Fruit Trees/Shrub(s)		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt, Metal, Mixed	Condo Fee:	-
Basement:	Partial	LLD:	26-22-27-W4
Exterior:	Concrete, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows

Inclusions: ping pong/pool table, black refrigerator and old upright freezer (as-is), big RCA freezer in basement, jetted tub (as-is), XplorNet dish on roof, all horse shelters, 3 Richie Auto Waterers, 2 grain bins (not in use), all metal corrals, metal outdoor round pen, all extra metal panels not connected, saddle racks, mini bar fridge & microwave in tack room, 2 stalls in barn & mats, 2 barn storage cabinets & shelving, older propane tank, dog run, play structure, arena footing & panels with one storage cabinet, cabinets (white w/stainless steel top, brown wooden cabinet, microwave cabinet) in the Tack room, electric wire along some pastures, holding tank in pig barn (cleaned out, has rain/drainage water). All outbuildings will stay and are to be accepted in "as-is" condition (greenhouse, yellow shed mixer, bunk house, pig barn, 2 grain bins not in use, old garage, yellow original house, not safe). Attention ranchers, farmers, horse enthusiasts, and those seeking a peaceful rural lifestyle close to the city. Located only 15 minutes from Calgary's east city limits with quick access to Highway 22X, this generational 160-acre property offers sweeping big sky prairie views and stunning mountain vistas, combining privacy, productivity, and opportunity. Approximately 114 acres are currently leased as cultivated land, providing potential income while maintaining the agricultural integrity of the property. Land in the Dalemead area has become increasingly desirable due to its proximity to Calgary while still being surrounded by large ranch and farming operations that preserve the quiet country setting. For equestrian/ western pleasure enthusiasts, the property is already well set up with a 60' x 89' indoor riding arena built in 2010, featuring new sand footing in 2025, an attached tack room, corrals, cross-fencing, and automatic waterers. Additional improvements include 2024 new Septic tank, metal roof on the home, updated electrical for the horse set up & outdoor lighting. Several 100+ yr older buildings remain on the property and are included as-is, providing potential for future redevelopment or removal. The 3338 sq. ft. 2 storey split home offers a spacious country layout with vaulted ceilings and a large open kitchen and dining area designed for gathering and everyday living. The kitchen features custom solid oak cabinetry, built-in pantry storage, and a built-in china display. The bright living room sits at the front of the home, while a large sunroom with in-floor heating at the back captures beautiful natural light and views of the surrounding land. The home includes four huge bedrooms, with three upstairs including the primary suite with ensuite and full bath, plus one bedroom and a den on the main floor. The home also features 3 full

bathrooms and generous living spaces throughout. Additional highlights include three wells, 2 being utilized on the property and potential income from gas leases, further enhancing the versatility of this remarkable landholding. Whether you are looking to expand a farming operation, start a farming legacy of your own, want to expand or grow a horse set up or enjoy country living on a significant parcel of land close to Calgary with possible development potential down the road, this property offers possibilities for all of these things. Buyer will need to do due diligence with GST being applicable.