



271104 Township Road 224  
Rural Rocky View County, Alberta

MLS # A2301678



**\$2,550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,338 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Ga		
<b>Lot Size:</b>	157.97 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Fruit Trees/Shrub(s)		

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

**Features:** Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

**Inclusions:** Washer/Dryer, Refrigerator, Hood Vent, Dishwasher, Stove electric, Ceiling fans, black refrigerator in the basement, Jetted tub (as is not been used in years). All horse shelters, 3 Richie Auto waterers, 2 Grain bins (as is not in use), Mixer in shed (as is) Greenhouse, Bunk house, all metal corrals, metal outdoor round pen, All extra metal panels not connected, Saddle racks, mini bar fridge & microwave tack room, 2 Stalls in barn set up & mats, older propane tank, all window coverings, 2 barn storage cabinets and shelving All out buildings will stay (pig barn, OG homestead yellow house, "as is" and not safe, grain mixer shed, old garage, bunkie house are "as is", Dog run, Play structure, Arena footing & panels with one storage cabinet, cabinets in the tack room (white with stainless steel top, brown wooden cabinet, microwave cabinet), electric wire along some pastures, holding tank in pig barn (cleaned out only has rain/ drainage water) Older upright freezer in the basement (as is) should work, but sweeping big sky prairie views, stunning mountain vistas, and a rare blend of privacy, productivity, and long-term potential. Properties in the Dalemead area continue to grow in demand due to their proximity to Calgary, while still being surrounded by large-scale ranching and farming operations that protect the quiet, open landscape. For the Horse Lover buyer, the property is well -equipped and ready to go. A permitted \*\*60' x 89' indoor riding arena (2010)\*\* features new sand footing installed in 2025 (approx. \$14,000 value) and includes an attached insulated tack room with space to relax and gather. The setup also includes corrals, cross-fencing, two round pens, a two-stall barn with room for expansion, and automatic waterers—ideal for both personal and professional use. Additional improvements include a new septic tank (2024), metal roof on the home, updated electrical servicing the equestrian facilities, and outdoor lighting. The 3,338 sq. ft. two-storey split home provides a spacious and functional country layout designed for everyday living and entertaining. Vaulted ceilings enhance the main living areas, while the large kitchen and dining space features solid oak cabinetry, built-in pantry storage, and a custom China display. A bright front living room welcomes you in, while the rear sunroom with in-floor heating captures natural light and expansive views of the land. The home offers four generous bedrooms, including three upstairs and a large primary suite with an en-suite and flexible space for a sitting area, yoga retreat, or future walk-in closet. The main floor includes an

additional bedroom and full bathroom, making it well-suited for multi-generational living or accommodating extended family with ease. With 3 full bathrooms and an unfinished basement, there is ample room to further customize the home to suit your needs. Water is abundant with three wells (two currently in use), and there is additional potential income from gas leases/ Zoned A-Gen (Agricultural General District). This property presents exciting future potential. With county approval, there may be opportunities for subdivision or the addition of a second residence, making it ideal for multi-generational living setup. Zoning also allows for a wide range of discretionary uses including bed and breakfast, equestrian centre, farmers market, kennel, care facility, and special function business, among others—making this not only a lifestyle property, but a strategic investment. Whether you are expanding a farming operation, building a multi-generational homestead, developing an equestrian facility, or simply seeking a significant landholding close to Calgary, this property offers an extraordinary range of possibilities.