

**271194 Township Road 252
Rural Rocky View County, Alberta**

MLS # A2270020



\$1,399,900

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	2,235 sq.ft.	Age: 1975 (51 yrs old)
Beds:	4	Baths: 3
Garage:	Double Garage Attached	
Lot Size:	66.40 Acres	
Lot Feat:	Corner Lot, Farm, Landscaped	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	14-25-27-W4
Exterior:	Brick, Wood Siding	Zoning:	A-Gen
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: 2 Sheds, Barn, Steel Siding for Horse Shelter, Horse Shelter

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; 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.