



**GRASSROOTS**  
REALTY GROUP

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**33038 Township Road 272**  
**Rural Rocky View County, Alberta**

**MLS # A2267232**



**\$4,950,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Horses, Pasture		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,260 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Front Drive, Garage Door Opener, Parking Pad, Triple Garag		
<b>Lot Size:</b>	107.00 Acres		
<b>Lot Feat:</b>	Farm, Pasture, Private, Views, Yard Lights		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Clay Tile

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Major Use:** Equestrian, Hay

**Water:** -

**Sewer:** -

**Near Town:** Cochrane

**LLD:** 16-27-3-W5

**Zoning:** A-GEN

**Utilities:** -

You can let the horses out of the barn&mdash;but you can&rsquo;t take the passion out of a property like this. Thoughtfully designed for serious horse enthusiasts, this 107-acre equestrian facility just north of Calgary offers an exceptional blend of functionality, efficiency, and comfort. Every element has been designed with purpose, making daily operations smoother and the lifestyle truly rewarding. Step into a meticulously planned barn and arena complex that combines practicality with modern efficiency. Features include: heated indoor arena (80&rsquo; x 175&rsquo;) with freshly releveled sand footing; two outdoor arenas (100&rsquo; x 210&rsquo; and 120&rsquo; x 140&rsquo;); 65-ft, 8-ft-high round pen; hot walker; infrared solarium in the wash rack for year-round conditioning; auto waterers to all stalls; 17 paddocks and 24 shelters across the property; three ~10-acre pastures with excellent grass; insulated lean-to with bobcat bay; Energy Regulation System currently saving up to 28% on utilities; and three shipping containers (one fully converted for blanket storage with racks). The back 70+ acres is ready for the new year with a custom horse hay-blend, previously producing 200-280 round bales per season. Set on 107 private acres, this property offers space, seclusion, and natural beauty. The land is quiet and private, with neighbours rarely around, yet still benefits from school bus service with priority snow clearance and proximity to schools in Cochrane. The main residence is impeccably maintained and showcases a mountain view out of your living room windows. This bungalow has a walkout basement with illegal suite, and newer windows, electrical panel, furnace and hot water tank. A triple-car garage with 220V power adds versatility for tools or trailers, while a concrete parking pad out front adds even more practicality. This is not your average acreage

— it's a turnkey, intelligently designed equestrian operation with proven systems, established supplier relationships, and the perfect blend of form and function. If you're looking for a facility that works as smart as you do, with the peace and privacy of Alberta's countryside, this property delivers on every level. \*\*See iGuide of House and Barn)