



GRASSROOTS
REALTY GROUP

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33038 Township Road 272
Rural Rocky View County, Alberta

MLS # A2267232



\$4,750,000

Division:	NONE		
Cur. Use:	Agricultural, Horses, Pasture		
Style:	Bungalow		
Size:	2,260 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Front Drive, Garage Door Opener, Parking Pad, Triple Garag		
Lot Size:	107.00 Acres		
Lot Feat:	Farm, Pasture, Private, Views, Yard Lights		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Near Town:	Cochrane
Basement:	Full	LLD:	16-27-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
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		

You can let the horses out of the barn—but you can’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’ x 175’) with freshly releveled sand footing; two outdoor arenas (100’ x 210’ and 120’ x 140’); 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)