

# \$4,950,000 - 33038 Township Road 272, Rural Rocky View County

MLS® #A2267232

**\$4,950,000**

4 Bedroom, 5.00 Bathroom, 2,260 sqft  
Agri-Business on 107.00 Acres

NONE, Rural Rocky View County, Alberta

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 relevelled 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)

Built in 1995

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267232      |
| Price          | \$4,950,000   |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 2,260         |
| Acres          | 107.00        |
| Year Built     | 1995          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|         |                         |
|---------|-------------------------|
| Address | 33038 Township Road 272 |
|---------|-------------------------|

|             |                         |
|-------------|-------------------------|
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 2Z6                 |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                     |
| Parking        | 220 Volt Wiring, Front Drive, Garage Door Opener, Parking Pad, Triple Garage Attached |
| # of Garages   | 3                                                                                     |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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)  |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full                                                                                                                                                                |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Barbecue, Fire Pit                         |
| Lot Description   | Farm, Pasture, Private, Views, Yard Lights |
| Roof              | Clay Tile                                  |
| Construction      | Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | A-GEN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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