

\$1,271,250 - Symons Valley, Rural Rocky View County

MLS® #A2185723

\$1,271,250

0 Bedroom, 0.00 Bathroom,
Land on 50.85 Acres

NONE, Rural Rocky View County, Alberta

This is a rare opportunity to secure a magnificent 50.85 acre vacant parcel of prime Agricultural (AG) zoned land located right on Symons Valley Road in Rural Rocky View County. There are 2 other 50.85+/- adjacent parcels also available.

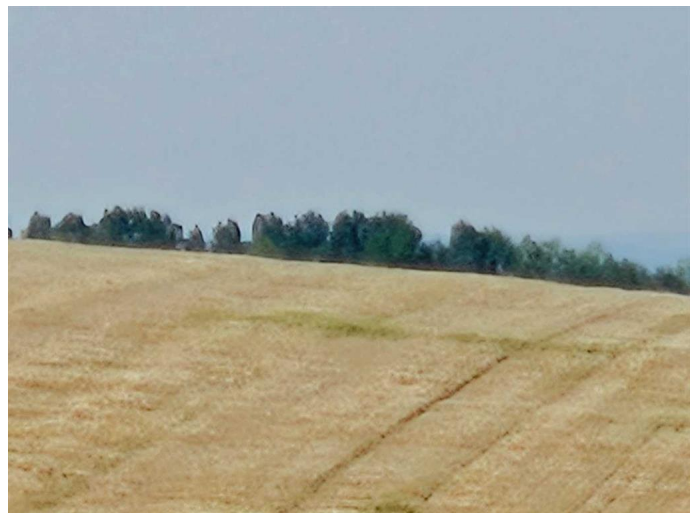
Key Highlights:

â€¢ Size & Zoning: An expansive 50.85 acres provides the perfect scale for your custom estate and a small hobby farm, all within desirable AG zoning.

â€¢ Location, Location, Location: Enjoy the best of both worldsâ€”peaceful rural living with exceptional proximity. The parcel is conveniently located just approximately 10 miles from both the vibrant amenities of Calgary and the growing community of Airdrie, offering an easy commute and quick access to city conveniences.

â€¢ Breathtaking Views: The land boasts a desirable west-facing orientation, perfectly positioned to capture spectacular sunsets and, most importantly, unobstructed Rocky Mountain views.

â€¢ The Perfect Canvas: With direct access off a paved secondary highway (Symons Valley Road/Highway 772) and utilities like electricity and natural gas available at the lot line, this cleared acreage is a pristine, ready-to-build site for your luxury dream home. Imagine waking up to the sun illuminating the peaks of the Rockies and spending evenings watching the sunset paint the skyâ€”this is the exceptional lifestyle that awaits. Build the



custom acreage you've always envisioned!
Please do not approach the other neighboring
properties(acreage owners).

Essential Information

MLS® #	A2185723
Price	\$1,271,250
Bathrooms	0.00
Acres	50.85
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Symons Valley
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 3L5

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
-----------	--

Additional Information

Date Listed	January 10th, 2025
Days on Market	313
Zoning	AG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.