

**Symons Valley**  
**Rural Rocky View County, Alberta****MLS # A2185723****\$1,271,250****Division:** NONE**Lot Size:** 50.85 Acres**Lot Feat:** -**By Town:** Airdrie**LLD:** 35-26-2-W5**Zoning:** AG**Water:** None**Sewer:** -**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

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: &bull; 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. &bull; Location, Location, Location: Enjoy the best of both worlds&mdash;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. &bull; Breathtaking Views: The land boasts a desirable west-facing orientation, perfectly positioned to capture spectacular sunsets and, most importantly, unobstructed Rocky Mountain views. &bull; 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 sky&mdash;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).