



**265135 Symons Valley Road NW  
Rural Rocky View County, Alberta**

**MLS # A2268433**

**\$2,499,999**



|                  |  |                               |
|------------------|--|-------------------------------|
| <b>Division:</b> | NONE   |                               |
| <b>Type:</b>     | Residential/House                            |                               |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence    |                               |
| <b>Size:</b>     | 2,057 sq.ft.                                 | <b>Age:</b> 2005 (21 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> 2               |
| <b>Garage:</b>   | Carport, Converted Garage, RV Access/Parking |                               |
| <b>Lot Size:</b> | 53.29 Acres                                  |                               |
| <b>Lot Feat:</b> | Farm, Rolling Slope, Views                   |                               |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | In Floor, Propane   | <b>Water:</b>     | Well  |
| <b>Floors:</b>     | Ceramic Tile  | <b>Sewer:</b>     | Septic Field, Septic Tank                             |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | 35-26-2-W5  |
| <b>Exterior:</b>   | Log   | <b>Zoning:</b>    | A-SML   |
| <b>Foundation:</b> | Slab  | <b>Utilities:</b> | Cable Internet Access, Electricity Connected, Propane |
| <b>Features:</b>   | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub |                   |   |
| <b>Inclusions:</b> | N/A   |                   |   |

Discover an exceptional opportunity at the corner of Symons Valley Road and Big Hill Springs Road — 53 acres of prime land featuring incredible highway frontage and panoramic views of the Rocky Mountains. This property includes 49.13 acres on the west side of Symons Valley Road and 4.16 acres on the east side, providing flexibility for future development or investment. The modern log home, built in 2005, offers an open-concept design with vaulted ceilings and expansive west-facing windows that perfectly frame the breathtaking mountain sunsets. Inside, you'll find two bedrooms, two bathrooms, and a spacious loft, all complemented by in-floor heating replaced in 2024 for year-round comfort. A new hot water tank installed in 2023 ensures added reliability. Outside, two 40-foot sea containers with a two-car parking shed built between them provide secure storage and covered parking. Ideal for investors or developers, this property offers potential for a 4-acre parcel subdivision, RV storage, or future commercial re-zoning (subject to MD of Rocky View approval). Combining luxury, location, and limitless potential, this remarkable property is truly one-of-a-kind.