



GRASSROOTS
REALTY GROUP

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**N/A, 21045 Big Hill Springs Road Highway
Rural Rocky View County, Alberta**

MLS # A2291498

\$1,615,000



Division: NONE

Lot Size: 49.65 Acres

Lot Feat: Corners Marked, Farm, Gentle Sloping, Pasture, Seasonal Water

By Town: Airdrie

LLD: 35-25-2-W5

Zoning: A-SML

Water: Well

Sewer: -

Utilities: -

First time offered!! 50 acre opportunity property located at intersection of Symons Valley Road and HWY 567 (Big Hill Springs Road), straight west of Airdrie. Unbeatable mountain views, slightly rolling terrain, and convenience of paved road to the driveway. 1040 sq.ft. , 2 bedroom, 2 bathroom, fully serviced Modular home on site (could be sold and moved, with new home built to replace it). 105' x 35' 3-section shop plus another 23' x 38' storage building. Fenced and cross-fenced.. Approximately 15 minutes to Airdrie, 10 minutes to North Calgary, and 25 minutes to Calgary International Airport. Site is zoned A-SML., but location would suggest future property development opportunities, with existing road easement to Symons Valley Road. Approximately 4-acre lease generates \$4,500/year revenue for the property. Planted grazing lands are organic, with no applied chemicals for past 20 years. Multiple walk-out building sites with unrestricted mountain views Available with short notice!