



THE
A-TEAM

**RE/MAX
FIRST**

265135 SYMONS VALLEY Road, Rural Rocky View County T4B 4R9

MLS® #: **A2155764**

Area: **NONE**

Listing Date: **08/07/24**

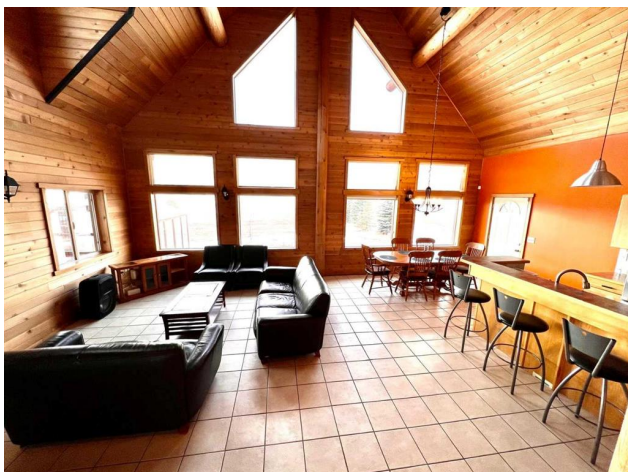
List Price: **\$3,999,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2005**

Finished Floor Area
Abv Sqft: **2,057**
Low Sqft:
Ttl Sqft: **2,057**

DOM

42
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **2,321,312 sqft**
Lot Shape:

Parking

Ttl Park: **50**
Garage Sz:

Access:
Lot Feat: **Farm, Rolling Slope, Views**
Park Feat: **None, RV Carport**

Utilities and Features

Roof: **Metal**
Heating: **In Floor, Propane**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Balcony, Barbecue, Fire Pit, Private Yard, Storage**

Construction: **Log**
Flooring: **Ceramic Tile**
Water Source: **Well**
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	16`8" x 19`6"
Dining Room	Main	11`8" x 8`9"
Bedroom - Primary	Main	15`2" x 12`3"
Loft	Upper	27`5" x 16`0"

Room	Level	Dimensions
Kitchen	Main	14`4" x 11`1"
Bedroom	Main	12`10" x 7`10"
Laundry	Main	8`4" x 7`4"
3pc Ensuite bath	Main	8`6" x 5`6"

4pc Bathroom

Main

8`0" x 5`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

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Remarks

Pub Rmks:

Stunning 53-Acre Property with Breathtaking Mountain Views !! Discover the perfect blend of modern comfort and natural beauty with this exceptional 53-acre property. Located at the prime corner of Symon's Valley Rd and Big Hill Springs Rd, this estate boasts impressive highway frontage and unparalleled mountain views. Key Features: Modern Log Home (2005): Experience the charm of a contemporary log residence with an open concept design. Enjoy 2 spacious bedrooms, 2 bathrooms, and a versatile loft space. Stay cozy year-round with in-floor heating throughout the home. Appreciate the airy feel and elegance of vaulted ceilings. Bask in natural light and stunning sunsets through large west-facing windows. This property offers a unique opportunity to own a piece of paradise with convenient access and incredible views. This has the potential for an amazing development into 4-acre parcels, RV Storage, Commercial Corner Re-Zoning. Please consult with MD of Rockyview. Don't miss out on this rare find!

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123