



**GRASSROOTS**

REALTY GROUP

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**Lot 4 Range Road 22**  
**Rural Rocky View County, Alberta**

**MLS # A2302206**



**\$549,000**

**Division:** NONE

**Lot Size:** 5.12 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 3-28-2-W5

**Zoning:** R-1

**Water:** Well

**Sewer:** -

**Utilities:** -

**5.12 ACRE LOT!! SERVICED WITH WELL WATER!! NO RESTRICTIONS!! MOUNTAIN VIEWS!! PRIME LOCATION ON SYMONS VALLEY ROAD!!** An incredible opportunity to own 5.04 acres in a highly desirable location with the perfect balance of convenience and space. Situated right on Symons Valley Road, this property offers easy access while still giving you the privacy and freedom of acreage living. Located just 15 minutes from Calgary's north city limits and less than 15 minutes to Airdrie, you're never far from amenities, shopping, and daily essentials. This lot is ready for your vision &mdash; with a water well already drilled, gas running through the ditch, and power conveniently located across the street. Even better, there are **NO RESTRICTIONS** and **NO BUILDING TIMELINES** &mdash; build when you want, how you want. Enjoy stunning mountain views and open space in every direction, creating the perfect setting for your future home. **A RARE OPPORTUNITY TO SECURE PRIME ACREAGE WITH FLEXIBILITY, LOCATION, AND VIEWS** &mdash; **DON'T MISS IT!!**