

# \$1,175,000 - 280257 Symons Valley Road, Rural Rocky View County

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MLS® #A2214923

**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 2,314 sqft  
Residential on 8.65 Acres

NONE, Rural Rocky View County, Alberta

**\*\*\*OPEN HOUSE WEEKEND - MAY 3 AND  
MAY 4 - 1 PM TO 4 PM\*\*\***

Welcome to a place where the spirit of country living meets the comfort of city proximity â€” a warm and inviting bungalow nestled above a peaceful coulee, offering breathtaking mountain views and timeless tranquillity. This 2,358 square foot family home is thoughtfully designed with room to grow, featuring an additional 2,314 square feet of fully developed walk-out basement space.

Inside, you'll find up to five bedrooms and three full bathrooms, perfectly suited for family living or hosting loved ones. The home offers generous storage throughout, a cold room for your harvests, and cozy in-floor heating that keeps things comfortable year-round.

Step outside and youâ€™re surrounded by the simple beauty of mature trees and rolling landscapes. A large, heated triple-car garage and paved driveway welcome you home, while a separate shop with its own heated single garage and fully equipped workshop is a dream for hobbyists or those needing extra space.

Nature lovers will adore the expansive garden, perfect for homegrown produce, and the serene meditation flower garden tucked



among lush, mature bushes – ideal for quiet reflection or morning coffee.

Whether you're watching the sun set over the Rockies or strolling through your private oasis, this property offers a sense of peace, space, and belonging. Here, you™ll wake each day to mountain views and live where comfort, community, and connection to nature are simply part of life.

Built in 1991

**Essential Information**

MLS® #	A2214923
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,314
Acres	8.65
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	280257 Symons Valley Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 1P0

**Amenities**

Parking Spaces	4
Parking	220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Oversized, Paved, Single Garage Detached, Triple Garage Attached
# of Garages	4

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Recessed Lighting, Sauna
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Kennel
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R-RUR

## Listing Details

Listing Office	CIR Realty
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