



FOR SALE

BELCOURT GLACIER RIDGE

47.01 ACRES OF DEVELOPMENT LAND IN NORTHWEST CALGARY

The Opportunity

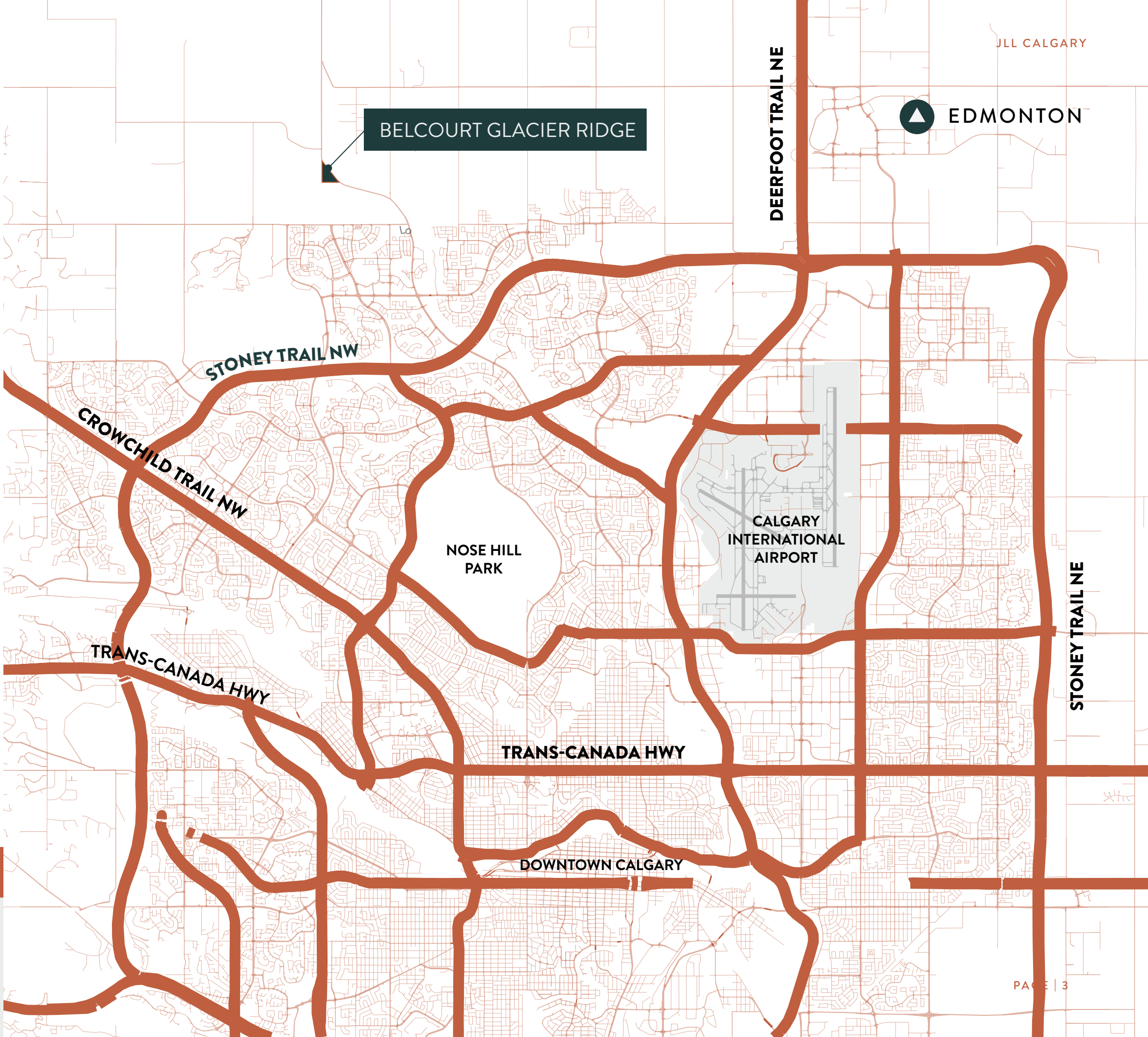
Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained to offer for sale approximately 47.01 acres of development land located at 15355 Symons Valley Road NW, Calgary, Alberta (the “Property”).

This is an exceptionally unique opportunity to acquire lands within the Glacier Ridge Area Structure Plan (the “ASP”) – a primary growth corridor as identified by The City of Calgary. Further, the Property is situated directly adjacent to an 832-acre master planned community known as Glacier Ridge, being co-developed by Anthem United and Ronmor Developers. Development is underway in the adjacent Glacier Ridge subdivision adjacent to the Property’s western and southern boundary, providing clear evidence of the development path.

Available for purchase is a strategically positioned parcel of land that has incredible development potential, given its Glacier Ridge precinct and having contiguity to active land development and the regional infrastructure upgrade of Shaganappi Trail NW. Moreover, this very special parcel benefits from having spectacular natural features such as high point vistas, offering tremendous views of Symons Valley, Nose Creek and Northwest Calgary; and distinctive sandstone land formations and a striking prairie coulee.

Asking Price

The Property is being offered for sale at an asking price of **\$250,000 per acre or \$11,750,000**. The Property is being offered for sale on a first come, first served basis.



Property Overview

*Approximate Boundaries



QUICK DETAILS

			
ADDRESS	AREA	LAND USE DESIGNATION	AREA STRUCTURE PLAN
15355 Symons Valley Road NW, Calgary, Alberta	47.01 Acres	S-FUD Special Purpose Future Urban Development	Glacier Ridge ASP

BELCOURT GLACIER RIDGE

Investment Highlights

Glacier Ridge is a primary growth corridor; expected to account for approximately 23% of Calgary’s future housing demand through to 2026.

- Immediately adjacent to the Property is the Glacier Ridge subdivision, a master planned community comprising a total of 832 acres. Upon build-out, it will contain a total of 4,000 homes, four elementary schools and one high school site. At present, there are total of five home builders active in the subdivision representing a cross section of top tier names in Calgary’s home building business.
- Stunning highpoint vistas, unique natural rock formations and a coulee add to the character and quality of the lands.
- Significant regional transportation upgrades are underway including the northbound expansion of Shaganappi Trail NW—which runs alongside the Property’s western boundary.
- Strong housing market fundamentals in the greater Calgary region and a rebounding economy.

Symons Valley Road is an existing two-lane rural road in the Plan Area and is the current connection from Highway 772 into Calgary.



GLACIER RIDGE QUICK FACTS



832 ACRES



4,000 HOMES



10 KM OF TRAILS



4 ELEMENTARY SCHOOLS



Location Highlights



25 MINUTES TO THE
DOWNTOWN CORE



20 MINUTES TO CALGARY
INTERNATIONAL AIRPORT

Nearby Schools

Bears paw Christian School
iExplorers Montessori
Our Lady of Grace School
Grey Matter Montessori
Kenneth D. Taylor School
Kaleidoscope Kids Preschool

Nearby Parks/Green Space

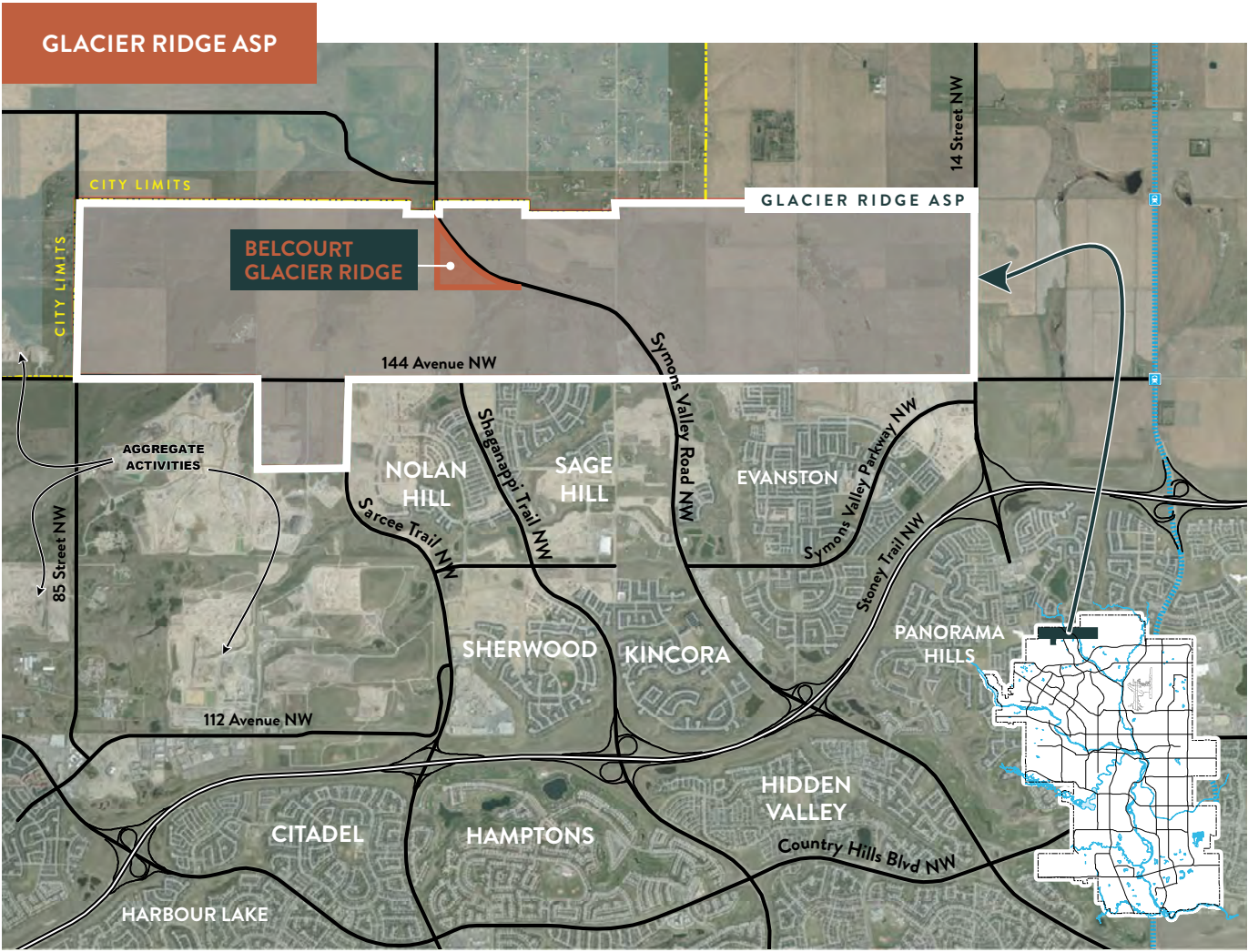
Nose Hill Park
Sage Hill Lake
Nolan Hill Blvd Playground
Nolan Hill Storm Pond
Nolancrest Castle Playground

Nearby Recreation Centres

Vivo for Healthier Generations
Hawkwood Uplands Recreation Centre
Shane Homes YMCA at Rocky Ridge
Sir Winston Churchill Aquatic & Recreation Centre

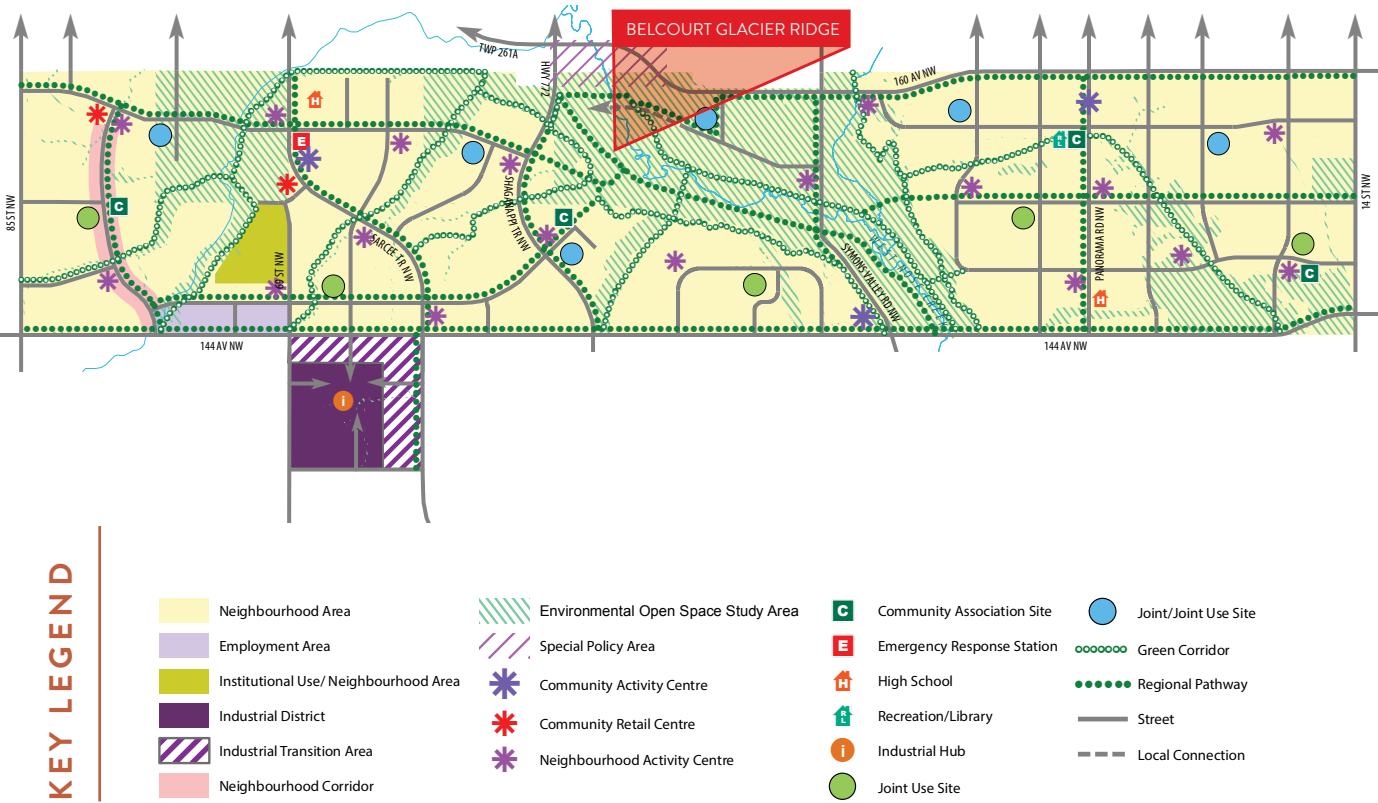
Glacier Ridge Area Structure Plan

The Glacier Ridge Area Structure Plan (ASP) was adopted by City Council in 2015, which is the statutory policy plan that sets out the form of development for the plan area.



LAND USE CONCEPT

The ASP indicates that the Property is an Environmental Open Space Study Area. The Environmental Open Space (EOS) Study Area identifies environmentally significant areas that require further study and refinement at the Outline Plan/Land Use Amendment stage. Where lands do not qualify as Environmental Reserve, development may occur.



KEY LEGEND

- Neighbourhood Area
- Employment Area
- Institutional Use/ Neighbourhood Area
- Industrial District
- Industrial Transition Area
- Neighbourhood Corridor
- Environmental Open Space Study Area
- Special Policy Area
- Community Activity Centre
- Community Retail Centre
- Neighbourhood Activity Centre
- Community Association Site
- Emergency Response Station
- High School
- Recreation/Library
- Industrial Hub
- Joint Use Site
- Joint/Joint Use Site
- Green Corridor
- Regional Pathway
- Street
- Local Connection



Education



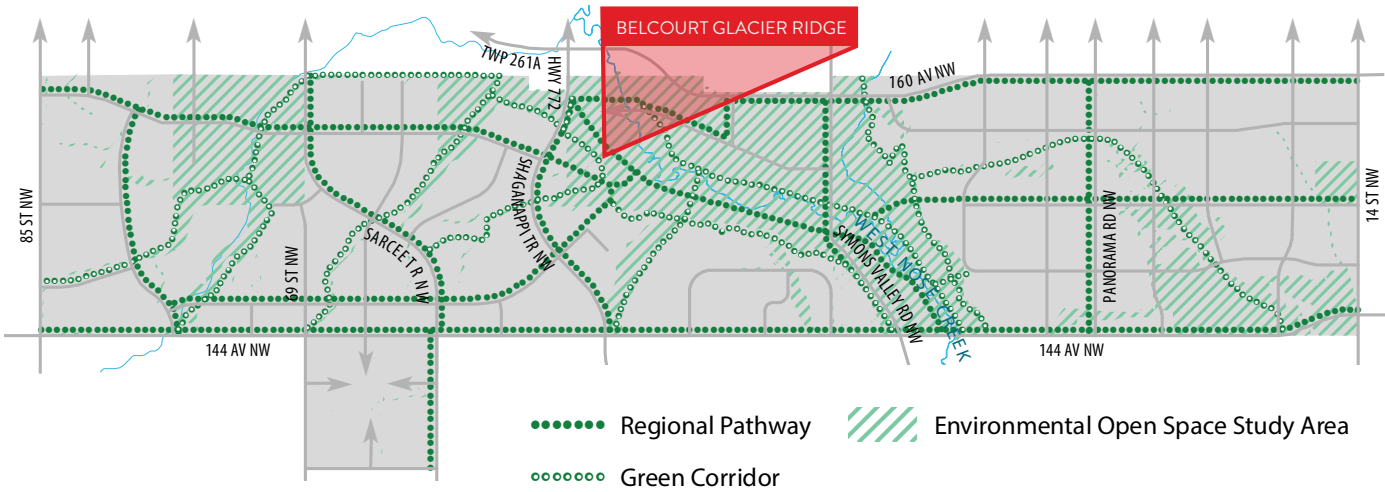
Regional Pathways



Residential Housing

REGIONAL PATHWAY & GREEN CORRIDORS

The ASP calls for a Green Corridor and Regional Pathway in proximity to the Property. The intent is to provide pedestrian and bicycle connectivity within the ASP.



The Regional Pathway system provides cycling and walking connections within the Plan Area and to surrounding Communities.



Green Corridors connect natural areas through a variety of ecological corridors and also provide places for people to walk and cycle in a natural environment.

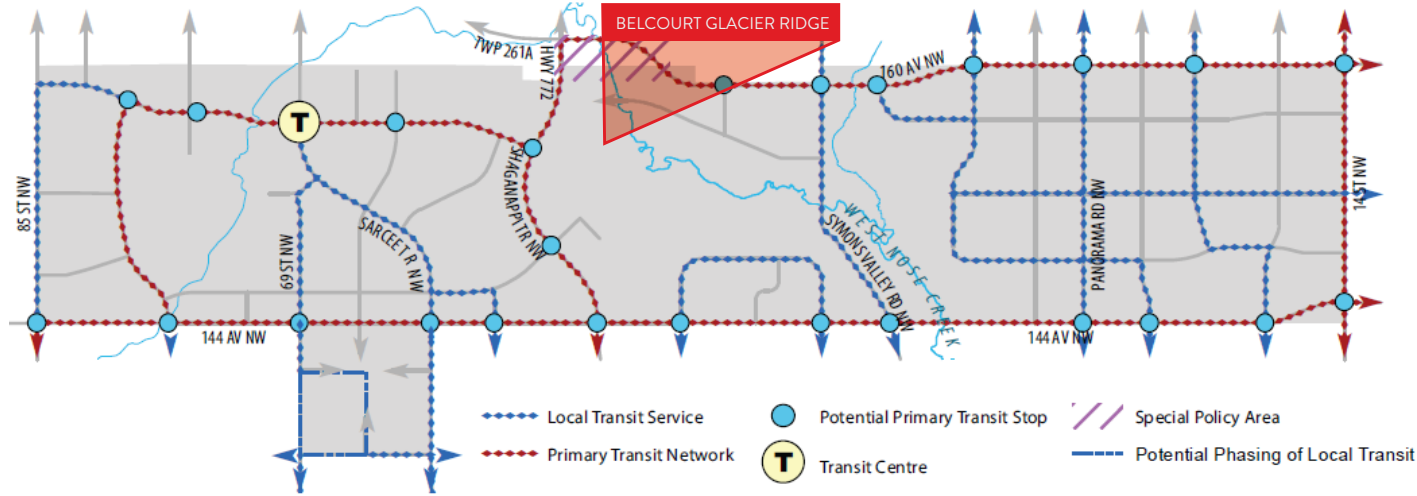


Environmental Open Space Study Area identifies lands that are environmentally significant.



TRANSIT

The ASP indicates for the northbound expansion of Shaganappi Trail NW, a Primary Transit Network, which runs alongside the Property’s western boundary. This construction is underway.



The Glacier Ridge ASP benefits from good connections to the provincial highway network. Four major north-south arterial streets—Sarcee Trail NW, Shaganappi Trail NW, Symons Valley Rd, and 14 Street NW—have interchanges with Stoney Trail within a few kilometres to the south.

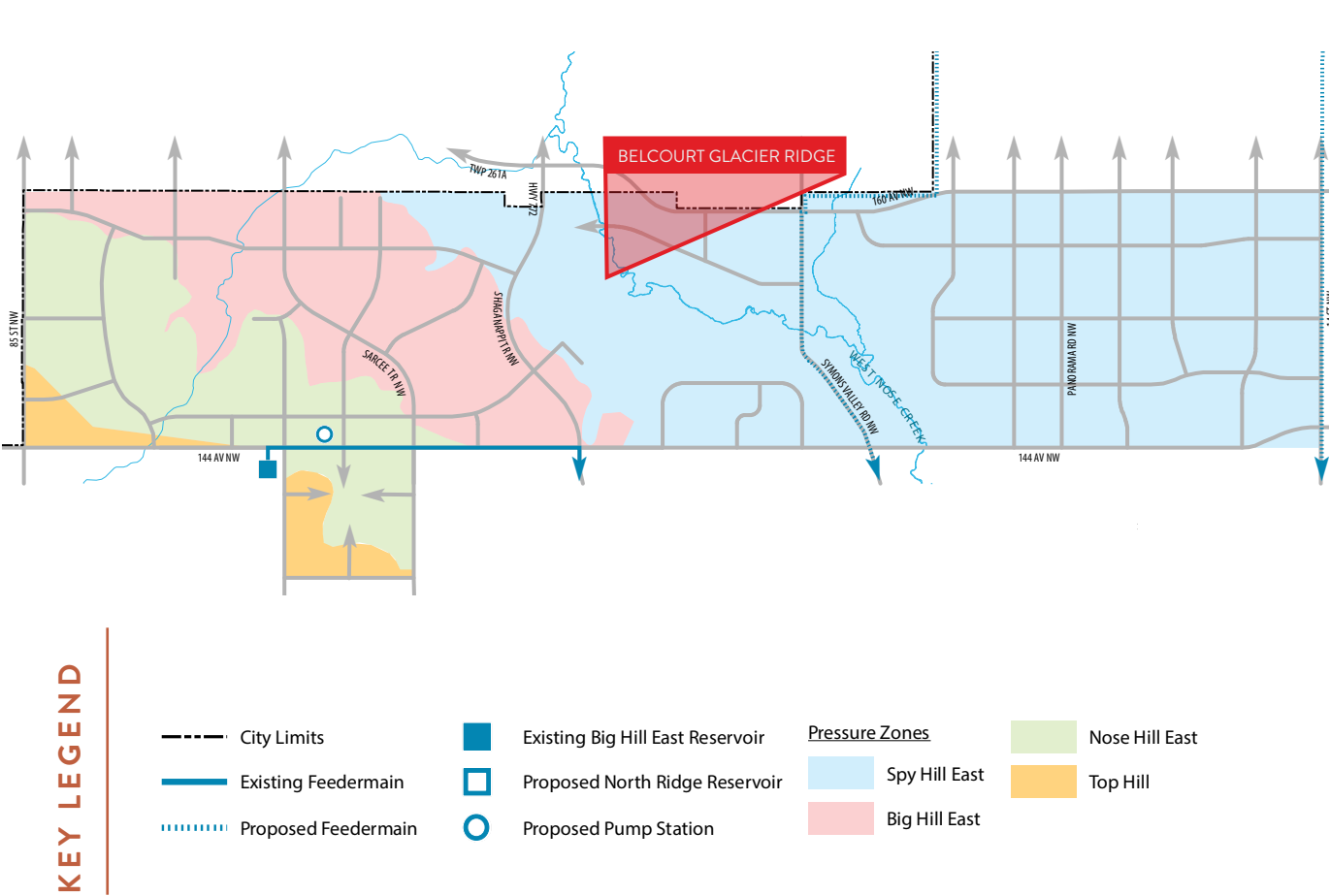
The subject Property is located adjacent to Symons Valley Road. As of 2015, parts of Highway 772 and Highway 566, along with Symons Valley Road from Stoney Trail to the north City boundary, are currently designated as a high load corridor for oversized trucks.



Servicing Overview

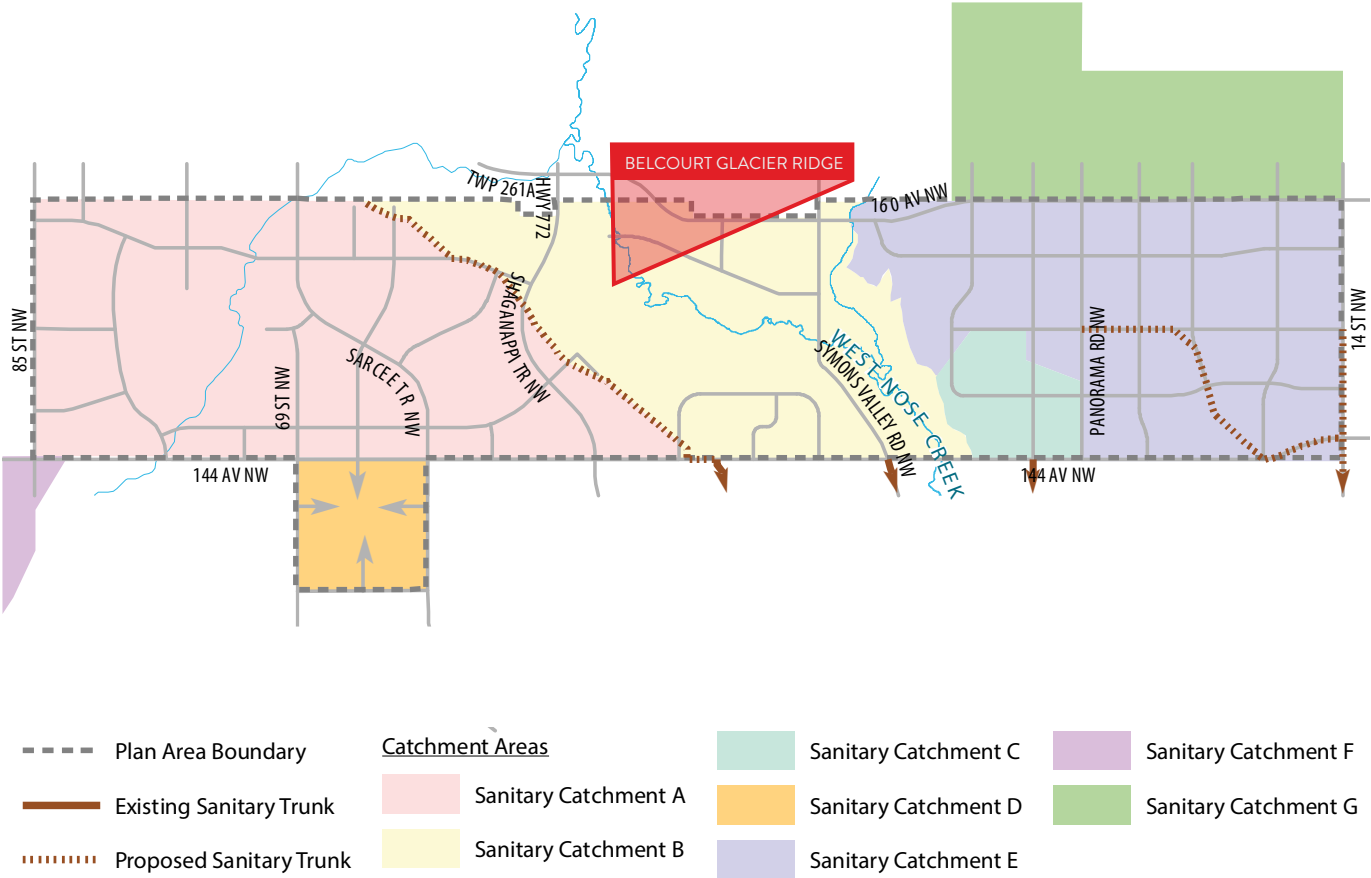
WATER SERVICING

The ASP indicates that the Property is situated in the Spy Hill East pressure zone.



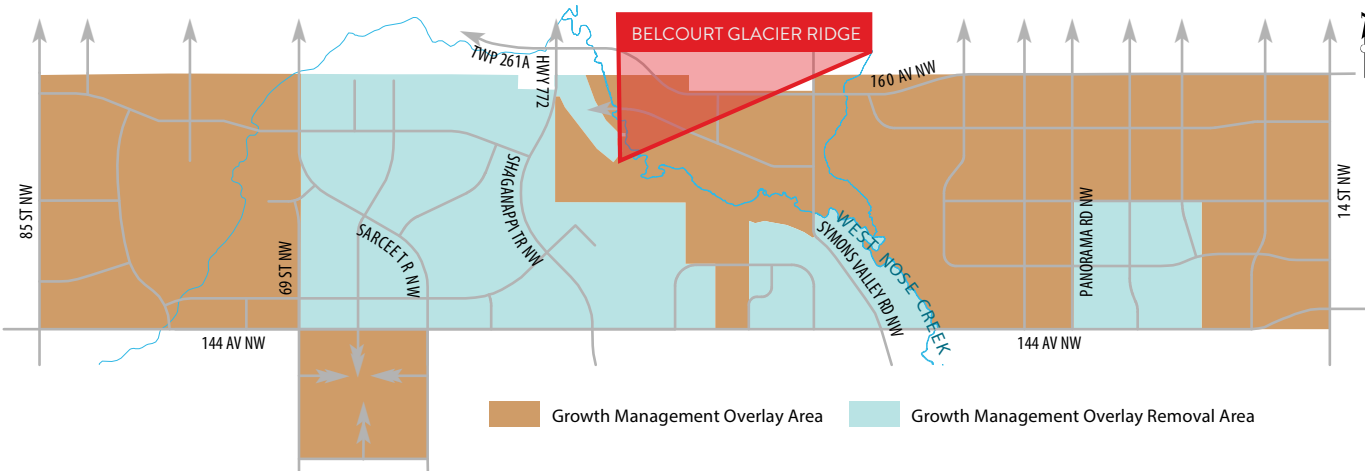
SANITARY SERVICING

The ASP indicates that the Property is situated in Sanitary Catchment B.



GROWTH MANAGEMENT OVERLAY

The Growth Management Overlay will need to be removed prior for development to occur. A detailed Outline Plan and land use re-designation submissions is required, including of a financing plan, for removal of the GMO.



Belcourt Glacier Ridge is located just north of well-established communities of northwest Calgary—Sage Hill and Nolan Hill.





Offering Process

The Property is being offered for sale at an asking price of \$250,000 per acre or \$11,750,000. The Property is being offered for sale on a first come, first served basis.

All inquiries regarding the Property should be directed to:

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