

# \$2,199,900 - 13 Calterra Court, Rural Rocky View County

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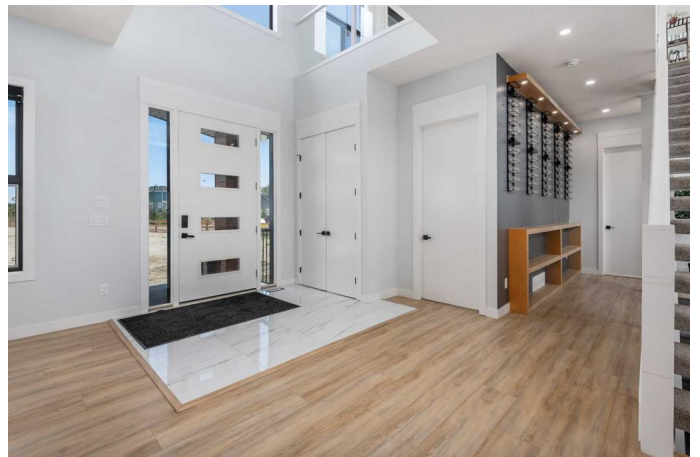
MLS® #A2237782

**\$2,199,900**

6 Bedroom, 8.00 Bathroom, 4,040 sqft  
Residential on 1.98 Acres

NONE, Rural Rocky View County, Alberta

Stunning modern estate home on 2 acres, offering 4040 sq ft up, another 1686 sq ft down, a 4-car attached garage + an oversized detached double garage (36x31) w/a fully legal suite above (additional 1113 sq ft) + illegal suite in the basement off to one side. The legal suite above the garage features 2 bedrooms, a full bathroom w/laundry, a family room, kitchen, & is currently rented for \$2,000/month + 40% of all utilities (the tenant would love to stay). The front entry of the main house is bright & open, w/an abundance of windows throughout. To one side, a spacious living room centers around an extra-wide electric fireplace, while the opposite side hosts a main floor bedroom w/a full ensuite featuring a walk-in shower. A discreetly tucked-away 2-piece bathroom serves the main floor & is adjacent to the rear family room w/tall ceilings & gorgeous ceiling detail, which includes a 2nd electric fireplace & overlooks the backyard. The dining area opens to a large west-facing deck, perfect for evening gatherings. The expansive kitchen is beautifully finished w/quartz counters, a huge island w/drawers on both sides, a side-by-side fridge/freezer, built-in oven & microwave, induction cooktop, & beverage fridge + desk area. Adjacent is a fully equipped spice kitchen w/gas stove, dishwasher, microwave & full-height cabinetry, along w/a pantry that also offers full-height storage & access to the 4 car attached garage



is just off the back mudroom also w/cabinetry. An open riser staircase w/glass insert railing leads to 4 bedrooms & a spacious bonus room w/views overlooking the main level. The primary bedroom has mountain views, a private balcony, electric fireplace, luxurious 5-piece ensuite, & a generous walk-in closet. 3 additional upstairs bedrooms each have walk-in closets & private ensuites—two 3-piece baths & one 4-piece with its own private deck. A built-in hallway nook adds functional charm w/a beverage fridge, shelving & cabinetry, while the laundry room includes a washer, dryer & sink. The fully finished walkout basement offers exceptional living & entertaining space, including a theatre room w/screen, wet bar w/built-ins, a fitness room enclosed behind glass doors, a family room w/slider doors to the yard, 2 additional electric fireplaces & a stylish 4-piece bathroom. On the (illegal) suite side of the basement is another door to the yard, a kitchen (not fully legal—stove not permitted but all other permits are in place), a family room, bedroom w/walk-in closet, 4-piece bathroom, & laundry. With its versatile layout, luxurious finishes & income-generating potential, this property is a rare find—just a few short minutes from Calgary. Click on video & 3D Walk Through for more info.

Built in 2022

### Essential Information

MLS® #	A2237782
Price	\$2,199,900
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	4,040
Acres	1.98

Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	13 Calterra Court
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 3P4

### **Amenities**

Parking	Double Garage Detached, Oversized, RV Access/Parking, Quad or More Attached
# of Garages	6

### **Interior**

Interior Features	Bar, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	53
Zoning	R-CRD

**Listing Details**

Listing Office	MaxWell Capital Realty
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