# \$1,850,000 - 56 Aventerra Way, Rural Rocky View County

MLS® #A2247681

### \$1,850,000

8 Bedroom, 6.00 Bathroom, 4,878 sqft Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

AMAZING PROPERTY!! Welcome to 56 Aventerra Way - Custom built on 2 beautifully landscaped acres with amazing mountain views in the community of Springbank. This property features all the convenience of living in Aventerra Estate of Springbank which offers luxury living, breathtaking views, expansive space as well as as easy access to Calgary, Stoney trail, Highway 1, private and public schools, shopping, Springbank airport, world class golfing and rocky mountains. Living in Aventerra allows residents to enjoy rural living alongside the convenience of Calgary amenities. Over 6600 square feet of developed area which offers high ceiling in the front foyer, huge kitchen with granite counter tops, huge island, butler's pantry. Main floor has two mud rooms, den/office, bedroom with attached washroom, gas fireplace in the living room, an expansive deck. Upstairs include huge family room, master bedroom with 6pc ensuite, 2nd master bedroom with 5pc ensuite, 2 bedrooms, 4pc washroom, laundry room. Basement is fully finished walk out which includes two bedrooms, wet bar, recreational area. Double attached and triple attached garages on each side. This custom home offers lots of upgrades. This beautiful two acre lot can be ideal for outdoor activities, gardening, large gatherings or quiet enjoyment. Don't forget to take 3D virtual tour of this property. A must see property- schedule







your showing today and make this masterpiece your own!

#### Built in 2017

## **Essential Information**

MLS® # A2247681 Price \$1,850,000

Bedrooms 8
Bathrooms 6.00
Full Baths 5
Half Baths 1

Square Footage 4,878 Acres 2.00 Year Built 2017

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 56 Aventerra Way

Subdivision Springbank

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code t3z 0b1

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Triple Garage Attached

# of Garages 4

#### Interior

Interior Features Double Vanity, High Ceilings, Quartz Counters, Tankless Hot Water, Wet

Bar

Appliances Bar Fridge, Dishwasher, Refrigerator, Washer/Dryer, Water Softener,

Gas Range, Range Hood

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Yard, Front Yard, No Neighbours Behind

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed August 14th, 2025

Days on Market 66

Zoning R-CRD

# **Listing Details**

Listing Office TREC The Real Estate Company

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