



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32101 AVENTERRA Road, Rural Rocky View County T3Z 0A9**

MLS®#: **A2155580**      Area: **Springbank**      Listing Date: **08/06/24**      List Price: **\$685,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Rural Rocky View County**

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Cleared,Interior Lot,Views**  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**43**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities: **Electricity at Lot Line,Water At Lot Line,Natural Gas at Lot Line**

Construction:  
 Flooring:  
 Water Source: **Co-operative**  
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **CRES**  
 Legal Desc: **1710538**

Remarks

Pub Rmks: **Introducing an unparalleled opportunity to craft your dream luxury home on a pristine 2-acre fully serviced lot nestled within the prestigious Aventerra Estates in**

**Springbank. Captivating Rocky Mountain views adorn the landscape, offering a breathtaking backdrop for your future abode. With the freedom to select your preferred builder, this parcel invites personalized architectural excellence. Enjoy the serenity of Springbank's countryside while being just 15 minutes from the inner-city of Calgary, with seamless access to many golf courses, Calaway Park, Kananaskis Country, Sunshine Lake Louise, Banff National Park and Canmore for outdoor adventures. Proximity to esteemed public and private schools such as Webber, Edge, Springbank Elementary & High School, the University of Calgary, SAIT, Mount Royal University, as well as the Foothills and Children's Hospital ensures both convenience and connectivity. Embrace the essence of elevated living amidst natural splendour and urban accessibility. Services are provided up to the property line.**

Inclusions:

**N/A**

Property Listed By:

**Charles**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**