



THE
A-TEAM

**RE/MAX
FIRST**

48 AVENTERRA Way, Rural Rocky View County T3Z 0B1

MLS® #: **A2176871**

Area: **Springbank**

Listing Date: **11/01/24**

List Price: **\$3,199,999**

Status: **Active**

County: **Rocky View County**

Change: **-\$150k, 10-Dec**

Association: **Fort McMurray**



General Information

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

Year Built: **2022**

Lot Information

Lot Sz Ar: **87,120 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Quad or More Attached**

Finished Floor Area

Abv Sqft: **6,994**

Low Sqft:

Ttl Sqft: **6,994**

DOM

50

Layout

Beds: **6 (4 2)**

Baths: **7.5 (6 3)**

Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Balcony, Private Yard**

Construction: **Concrete, Stone, Stucco**
Flooring: **Carpet, Ceramic Tile, Granite, Hardwood**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Washer/Dryer**
Int Feat: **Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|--------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 10`3" x 5`2" | Dining Room | Main | 23`1" x 14`11" |
| Family Room | Main | 22`5" x 17`7" | Foyer | Main | 17`11" x 17`5" |
| Kitchen | Main | 18`9" x 15`0" | Kitchen | Main | 15`0" x 23`5" |
| Living Room | Main | 18`0" x 25`1" | Mud Room | Main | 27`8" x 5`6" |
| Mud Room | Main | 11`4" x 4`9" | Office | Main | 10`5" x 12`5" |

| | | |
|------------------|----------|----------------|
| Pantry | Main | 18`8" x 8`5" |
| 2pc Bathroom | Second | 7`0" x 5`9" |
| 3pc Ensuite bath | Second | 8`5" x 4`11" |
| 5pc Ensuite bath | Second | 13`7" x 12`2" |
| Bedroom | Second | 17`0" x 14`6" |
| Bedroom | Second | 16`11" x 14`4" |
| Loft | Second | 37`8" x 20`11" |
| Sunroom/Solarium | Second | 15`0" x 23`4" |
| Walk-In Closet | Second | 7`2" x 8`7" |
| 3pc Ensuite bath | Basement | 4`11" x 9`4" |
| Other | Basement | 12`8" x 10`5" |
| Bedroom | Basement | 17`5" x 14`0" |
| Game Room | Basement | 32`9" x 32`0" |
| Media Room | Basement | 18`2" x 22`11" |
| Walk-In Closet | Basement | 7`2" x 8`5" |

| | | |
|----------------------|----------|----------------|
| Storage | Main | 7`8" x 5`7" |
| 3pc Ensuite bath | Second | 8`5" x 4`10" |
| 3pc Ensuite bath | Second | 4`11" x 8`7" |
| Other | Second | 14`10" x 19`1" |
| Bedroom | Second | 17`9" x 12`11" |
| Laundry | Second | 18`0" x 9`11" |
| Bedroom - Primary | Second | 22`7" x 20`0" |
| Walk-In Closet | Second | 15`1" x 13`11" |
| 2pc Bathroom | Basement | 9`7" x 5`4" |
| 4pc Ensuite bath | Basement | 4`11" x 8`5" |
| Bedroom | Basement | 12`10" x 16`5" |
| Den | Basement | 10`8" x 9`8" |
| Storage | Basement | 9`7" x 4`6" |
| Furnace/Utility Room | Basement | 15`1" x 16`2" |

Legal/Tax/Financial

| | |
|-------------------|----------------|
| Title: | Zoning: |
| Fee Simple | CRES |
| Legal Desc: | 1710538 |

Remarks

Pub Rmks: **Welcome to the pinnacle of luxury living! Nestled on 2 acres of meticulously manicured land, this stunning home boasts nearly 7,000 sq. ft, just minutes from the breathtaking landscapes of Banff and the vibrant city of Calgary. This exceptional property features 6 spacious bedrooms and 9 lavish bathrooms, designed for comfort and elegance. Step inside to find a grand foyer open to expansive living areas adorned with high ceilings and exquisite finishes. The gourmet kitchen is a chef's dream, equipped with top-of-the-line appliances, a custom chimney, cabinetry, and a large island perfect for entertaining. The adjacent dining room offers picturesque views, making every meal an occasion. The sumptuous primary suite is a true sanctuary, featuring mountain views, a spa-like ensuite bathroom, a spacious walk-in closet, and private access to a tranquil outdoor deck . Each additional bedroom includes its ensuite bath, ensuring privacy and convenience for family and guests. The property boasts multiple living areas, including a cozy family room with an expansive double-sided fireplace and a stylish formal living room designed for relaxation and gatherings. Enjoy movie nights in the dedicated home theatre or unwind in the wet bar which opens to the outdoor living space. Step outside to your private oasis, expansive deck and a luxurious. With plenty of space for outdoor activities, this estate is perfect for hosting summer barbecues or enjoying peaceful evenings under the stars. Additional features include a home office, a mudroom, and a quad garage, providing ample storage and convenience. With its breathtaking mountain views and proximity to both Banff and Calgary, this property offers a unique blend of luxury, comfort, and lifestyle. Experience the best of Alberta living in this extraordinary home! Don't miss the opportunity to experience luxury living at its finest—schedule your showing today and make this masterpiece your own!**

| | |
|---------------------|--------------------|
| Inclusions: | NONE |
| Property Listed By: | Real Broker |

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











