



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 Detached
Sub Type: Rural Rocky View County
City/Town: County
Year Built: 2022
Lot Information: Lot Sz Ar: 87,120 sqft
Access: Backs on to Park/Green Space
Lot Feat: Quad or More Attached
Park Feat:

DOM

82
Layout: 6 (4 2)
Beds: 7.5 (6 3)
Baths: 2 Storey,Acreage with Residence
Style:
Parking: 0
Ttl Park:
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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Family Room, Kitchen, Living Room, Mud Room, Dining Room, Foyer, Office with their respective levels and dimensions.

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: **Fee Simple**  
 Legal Desc: **1710538**

Zoning: **CRES**

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**



















