



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: **\$3,350,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Abv Sqft: **6,994**
 Low Sqft:
 Ttl Sqft: **6,994**
 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**

DOM

19
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** Construction: **Concrete,Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Granite,Hardwood**
 Sewer: **Septic Tank** Water Source: **Co-operative**
 Ext Feat: **Balcony,Private Yard** 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

Room	Level	Dimensions	Room	Level	Dimensions
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: **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











