



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32084 AVENTERRA Road, Rural Rocky View County T3Z0A9**

MLS®#: **A2178955**      Area: **Springbank**      Listing Date: **11/13/24**      List Price: **\$624,900**  
 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:  
 Park Feat:

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

DOM

**80**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

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

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**      Zoning: **CRES**  
 Legal Desc: **1710538**

Remarks

Pub Rmks: **Aventerra Estates is an exclusive community nestled in the scenic foothills of Springbank, offering stunning views of the Rocky Mountains. Just a short drive from the area, you'll find numerous golf courses and recreational spots, along with the ultimate outdoor destinations of Kananaskis Country and Banff National Park, where world-class ski resorts like Nakiska, Lake Louise, and Sunshine await. The downtown core of Calgary is only 20 minutes away, and families with school-age children will appreciate the convenient bus service right to their doorstep, as well as access to top-tier public and private schools, including Webber Academy, Edge**

School, Springbank Elementary, and Springbank High School. Aventerra Estates is also conveniently located near the University of Calgary, Mount Royal University, SAIT, the Children's and Foothills Hospitals, and major shopping malls. Bingham Crossing, a large retail development, is just minutes away. This is an ideal location to build your custom dream home on a 2-acre serviced lot. Build Your Dream Home Today!

Inclusions:  
Property Listed By:

na  
eXp Realty

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

