

# **\$1,850,000 - 56 Aventerra Way, Rural Rocky View County**

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MLS® #A2247681

**\$1,850,000**

8 Bedroom, 6.00 Bathroom, 4,878 sqft  
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

AMAZING PROPERTY!! Welcome to 56 Aventerra Way - Custom built on 2 beautifully landscaped acres with amazing mountain views in the community of Springbank. This property features all the convenience of living in Aventerra Estate of Springbank which offers luxury living, breathtaking views, expansive space as well as as easy access to Calgary, Stoney trail, Highway 1, private and public schools, shopping, Springbank airport, world class golfing and rocky mountains. Living in Aventerra allows residents to enjoy rural living alongside the convenience of Calgary amenities. Over 6600 square feet of developed area which offers high ceiling in the front foyer, huge kitchen with granite counter tops, huge island, butler's pantry. Main floor has two mud rooms, den/office, bedroom with attached washroom, gas fireplace in the living room, an expansive deck. Upstairs include huge family room, master bedroom with 6pc ensuite, 2nd master bedroom with 5pc ensuite, 2 bedrooms, 4pc washroom, laundry room. Basement is fully finished walk out which includes two bedrooms, wet bar, recreational area. Double attached and triple attached garages on each side. This custom home offers lots of upgrades. This beautiful two acre lot can be ideal for outdoor activities, gardening, large gatherings or quiet enjoyment. Don't forget to take 3D virtual tour of this property. A must see property- schedule



your showing today and make this masterpiece your own!

Built in 2017

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2247681                         |
| Price          | \$1,850,000                      |
| Bedrooms       | 8                                |
| Bathrooms      | 6.00                             |
| Full Baths     | 5                                |
| Half Baths     | 1                                |
| Square Footage | 4,878                            |
| Acres          | 2.00                             |
| Year Built     | 2017                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 Aventerra Way        |
| Subdivision | Springbank              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | t3z 0b1                 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 5                                              |
| Parking        | Double Garage Attached, Triple Garage Attached |
| # of Garages   | 4                                              |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Quartz Counters, Wet Bar, Tankless Hot Water                |
| Appliances        | Bar Fridge, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                   |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | Rough-In                 |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other, Private Yard                         |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 81                |
| Zoning         | R-CRD             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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