\$1,390,000 - 32 Aventerra Way, Rural Rocky View County

MLS® #A2242379

\$1,390,000

4 Bedroom, 3.00 Bathroom, 2,763 sqft Residential on 1.98 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 32 Aventerra Wayâ€"where City convenience meets tranquil Country Living.

Nestled on 2 beautifully landscaped acres with sweeping mountain views, this charming 2-storey home offers the perfect blend of space, style, and serenity.

The open-concept main floor is designed for connection, featuring a beautifully renovated chef's kitchen with custom cabinetry, granite countertops, and deluxe stainless steel appliancesâ€"ideal for entertaining or enjoying family meals. Relax by the wood-burning fireplace in the cozy living room, or head outside to the back deck with a pergola and built-in BBQ, made for summer evenings and starlit gatherings.

From the double attached garage, you'II find a spacious mudroom, 2-piece bath, and ample closet spaceâ€"keeping everyday life organized and convenient.

Upstairs, the expansive primary suite is your personal retreat, complete with a spa-like ensuite and generous walk-in closet. Three additional bedrooms, a second full bath, and upper-level laundry provide function and comfort for the whole family. Downstairs, the partially developed basement offers a versatile rec space and plenty of storage.







All of this, just minutes from the city.

Experience the best of both worlds â€"acreage living at its finest! Schedule your personal tour today!!

Built in 1987

Essential Information

MLS® # A2242379 Price \$1,390,000

Bedrooms 4
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,763 Acres 1.98 Year Built 1987

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 32 Aventerra Way

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 0B1

Amenities

Parking Spaces 2

Parking Double Garage Attached, Heated Garage, Insulated, Oversized, Parking

Pad, RV Access/Parking

of Garages 2

Interior

Interior Features No Smoking Home, Tankless Hot Water, Central Vacuum, Wood

Windows

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Built-In Oven, Gas Cooktop, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Built-in Barbecue

Lot Description Landscaped, Views, Cul-De-Sac, Fruit Trees/Shrub(s), Treed

Roof Cedar Shake

Construction Wood Frame, Wood Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 104

Zoning R-CRD

Listing Details

Listing Office The Real Estate District

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