

\$1,425,000 - 32 Aventerra Way, Rural Rocky View County

MLS® #A2242379

\$1,425,000

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

NONE, Rural Rocky View County, Alberta

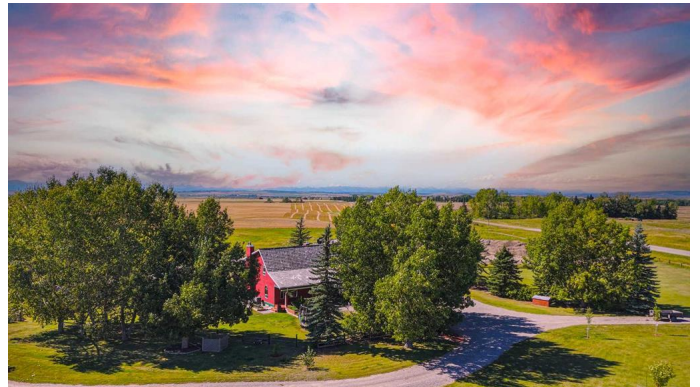
Welcome to 32 Aventerra Way—where City convenience meets tranquil Country Living.

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 appliances—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'll find a spacious mudroom, 2-piece bath, and ample closet space—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 | \$1,425,000 |
| 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, Parking Pad, Oversized, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, No Smoking Home, Wood Windows, Tankless Hot |
|-------------------|---|

| | |
|-----------------|---|
| | Water |
| 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 | Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Views, Treed |
| Roof | Cedar Shake |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 48 |
| Zoning | R-CRD |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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