

\$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

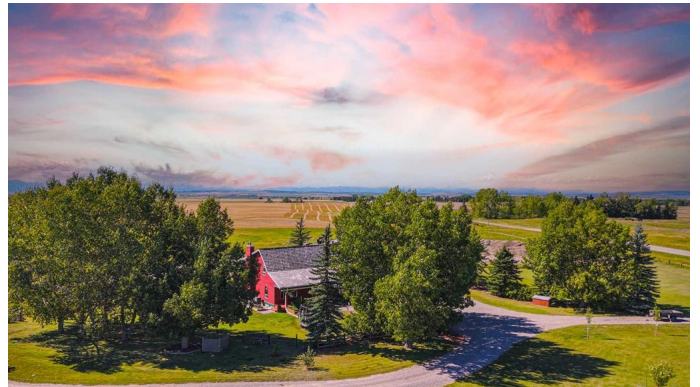
Welcome to 32 Aventerra Way—where City convenience meets tranquil Country Living.

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, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

Interior

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

	Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, 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, Treed, Views
Roof	Cedar Shake
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	81
Zoning	R-CRD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.