



**GRASSROOTS**  
REALTY GROUP

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**13 Calterra Court**  
**Rural Rocky View County, Alberta**

**MLS # A2237782**



**\$2,199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,040 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	7 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, Quad or More Attached, RV Access/Pa		
<b>Lot Size:</b>	1.98 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** Family Room: TV Mount. Spice Kitchen: Gas Stove, Dishwasher, Fridge, Microwave, Hood Fan. Upstairs: Beverage Fridge. Basement: Projector Mount, Washer/Dryer, Stove, Hood Fan, Fridge. Suite Above Garage: Washer/Dryer, Dishwasher, Fridge, Stove, Hood fan.

Stunning modern estate home on 2 acres, offering 4040 sq ft up, another 1686 sq ft down, a 4-car attached garage + an oversized detached double garage (36x31) w/a fully legal suite above (additional 1113 sq ft) + illegal suite in the basement off to one side. The legal suite above the garage features 2 bedrooms, a full bathroom w/laundry, a family room, kitchen, & is currently rented for \$2,000/month + 40% of all utilities (the tenant would love to stay). The front entry of the main house is bright & open, w/an abundance of windows throughout. To one side, a spacious living room centers around an extra-wide electric fireplace, while the opposite side hosts a main floor bedroom w/a full ensuite featuring a walk-in shower. A discreetly tucked-away 2-piece bathroom serves the main floor & is adjacent to the rear family room w/tall ceilings & gorgeous ceiling detail, which includes a 2nd electric fireplace & overlooks the backyard. The dining area opens to a large west-facing deck, perfect for evening gatherings. The expansive kitchen is beautifully finished w/quartz counters, a huge island w/drawers on both sides, a side-by-side fridge/freezer, built-in oven & microwave, induction cooktop, & beverage fridge + desk area. Adjacent is a fully equipped spice kitchen w/gas stove, dishwasher, microwave & full-height cabinetry, along w/a pantry that also offers full-height storage & access to the 4 car attached garage is just off the back mudroom also w/cabinetry. An open riser staircase w/glass insert railing leads to 4 bedrooms & a spacious bonus room w/views overlooking the main level. The primary bedroom has mountain views, a private balcony, electric fireplace, luxurious 5-piece ensuite, & a generous walk-in closet. 3 additional upstairs bedrooms each have walk-in closets & private ensuites—two 3-piece baths & one 4-piece with its own private deck. A built-in

hallway nook adds functional charm w/a beverage fridge, shelving & cabinetry, while the laundry room includes a washer, dryer & sink. The fully finished walkout basement offers exceptional living & entertaining space, including a theatre room w/screen, wet bar w/built-ins, a fitness room enclosed behind glass doors, a family room w/slider doors to the yard, 2 additional electric fireplaces & a stylish 4-piece bathroom. On the (illegal) suite side of the basement is another door to the yard, a kitchen (not fully legal&mdash;stove not permitted but all other permits are in place), a family room, bedroom w/walk-in closet, 4-piece bathroom, & laundry. With its versatile layout, luxurious finishes & income-generating potential, this property is a rare find&mdash;just a few short minutes from Calgary. Click on video & 3D Walk Through for more info.