



**32 Aventerra Way
Rural Rocky View County, Alberta**

MLS # A2242379



\$1,390,000

Division:	NONE	
Type:	Residential/House	
Style:	2 Storey, Acreage with Residence	
Size:	2,763 sq.ft.	Age: 1987 (39 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Parking Pad,	
Lot Size:	1.98 Acres	
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Treed, Views	

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Tankless Hot Water, Wood Windows		
Inclusions:	Built in BBQ, Shed		

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—acreage living at its finest! Schedule your personal tour today!!