



GRASSROOTS
REALTY GROUP

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32 Aventerra Way
Rural Rocky View County, Alberta

MLS # A2242379



\$1,425,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,763 sq.ft.	Age:	1987 (38 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, Partially Finished	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!!