



GRASSROOTS
REALTY GROUP

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56 Aventerra Way
Rural Rocky View County, Alberta

MLS # A2247681



\$1,850,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,878 sq.ft.	Age:	2017 (8 yrs old)
Beds:	8	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Quartz Counters, Tankless Hot Water, Wet Bar		

Inclusions: N/A

AMAZING PROPERTY!! Welcome to 56 Aventerra Way - Custom built on 2 beautifully landscaped acres with amazing mountain views in the community of Springbank. This property features all the convenience of living in Aventerra Estate of Springbank which offers luxury living, breathtaking views, expansive space as well as easy access to Calgary, Stoney trail, Highway 1, private and public schools, shopping, Springbank airport, world class golfing and rocky mountains. Living in Aventerra allows residents to enjoy rural living alongside the convenience of Calgary amenities. Over 6600 square feet of developed area which offers high ceiling in the front foyer, huge kitchen with granite counter tops, huge island, butler's pantry. Main floor has two mud rooms, den/office, bedroom with attached washroom, gas fireplace in the living room, an expansive deck. Upstairs include huge family room, master bedroom with 6pc ensuite, 2nd master bedroom with 5pc ensuite, 2 bedrooms, 4pc washroom, laundry room. Basement is fully finished walk out which includes two bedrooms, wet bar, recreational area. Double attached and triple attached garages on each side. This custom home offers lots of upgrades. This beautiful two acre lot can be ideal for outdoor activities, gardening, large gatherings or quiet enjoyment. Don't forget to take 3D virtual tour of this property. A must see property- schedule your showing today and make this masterpiece your own!