



**58 Calterra Estates Drive  
Rural Rocky View County, Alberta**

**MLS # A2145674**



**\$2,097,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,904 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	1.98 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	16-26-1-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Spice Kitchen: Gas Stove, Range Hood, Refrigerator,

Welcome to this gorgeous custom built estate home on 1.98 acres located in the exclusive neighborhood Calterra Estates. A quick drive to Calgary, Airdrie and Cross Iron Mills; this home provides you with a country lifestyle just outside of the City! 5-Bedrooms \* 4-Full Bathrooms \* 2- Half Bathrooms \* 14ft Vaulted Ceilings \* Walkout Basement \* Bar \* Home Gym \* Theatre Room \* Stunning Views \* Landscaped \* Fire Pit \* Oversized Triple Garage \* Welcome to your dream home; open the front door and bask in its beauty. Boasting with modern and elegant design this 1.5-storey home with over 6,500 sqft; the main and upper level with 3900 sqft and the basement with an additional 2600 sqft! Every detail matters; from the hidden in-floor heat vents to the grand chandelier hanging in the 14ft ceiling front living room. This home is made for entertainment. This chef's kitchen will stop you in your tracks. Custom built full height cabinetry, gas cooktop, sub zero refrigerator, built in double wolf oven, incredible light fixtures, and an oversized centre island with barstool seating. Remember, you can always keep this kitchen sparkling by using the spice kitchen/butler's pantry. The spice kitchen features a gas stove, crisp white backsplash, plenty of counter space and more full height cabinets. Use the door in the breakfast area to head to your deck with unobstructed views of the rolling prairies. The deck is BBQ ready with a gas-line hookup. For your daily use enjoy sharing a meal with your family at the breakfast nook while taking in the stunning views or for a more formal evening there is also a formal dining room. This open floor plan kitchen, family and dining room makes this home an entertainer's palace! The living room is centred with a fireplace and floor to ceiling black marbled tile as an accent wall. The fireplace is surrounded by custom built storage. The home office has plenty

of natural light and has a sliding barn door. The primary bedroom is stunning with a grey accent wall, and plush carpet flooring. The primary's 5pc ensuite bathroom has black marbled tiles, double vanities, a makeup counter, a steam shower with bench seating, a deep soaking tub and a private washing closet. The primary's walk-in closet has custom organizers, shelves and drawers. The laundry room has plenty of cupboard storage and a sink. Upstairs has 2 additional primary bedrooms with 4pc ensuite bathrooms and walk-in closets too! Downstairs the walkout basement has everything you've dreamed! A home theatre, a gym, massive rec room, bar and two additional bedrooms. The gym is framed with glass walls to keep the space bright and open! The theatre is beyond comfortable and you'll never go out to watch a movie again! Hurry and book your showing at this incredible home today; a 20 minute drive from downtown Calgary to your new paradise!