

# \$1,425,000 - 32 Aventerra Way, Rural Rocky View County

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MLS® #A2242379

**\$1,425,000**

4 Bedroom, 3.00 Bathroom, 2,763 sqft  
Residential on 1.98 Acres

NONE, Rural Rocky View County, Alberta

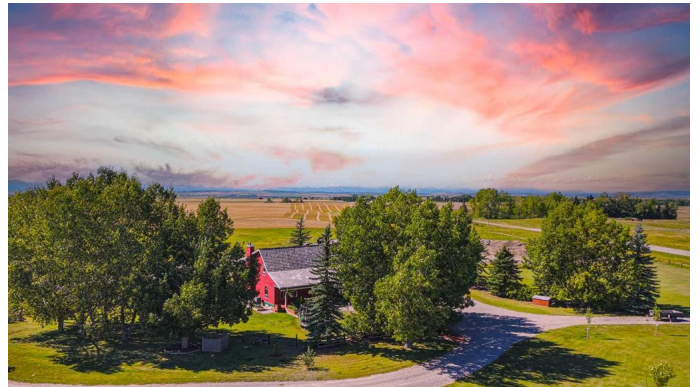
Welcome to 32 Aventerra Way—where City convenience meets tranquil Country Living.

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!!

Built in 1987

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2242379                         |
| Price          | \$1,425,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,763                            |
| Acres          | 1.98                             |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 32 Aventerra Way        |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0B1                 |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                           |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                           |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Central Vacuum, No Smoking Home, Tankless Hot Water, Wood |
|-------------------|-----------------------------------------------------------|

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
|                 | Windows                                                                                                       |
| Appliances      | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator |
| Heating         | Forced Air, Natural Gas                                                                                       |
| Cooling         | Central Air                                                                                                   |
| Fireplace       | Yes                                                                                                           |
| # of Fireplaces | 1                                                                                                             |
| Fireplaces      | Wood Burning                                                                                                  |
| Has Basement    | Yes                                                                                                           |
| Basement        | Full, Partially Finished                                                                                      |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Built-in Barbecue                                          |
| Lot Description   | Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Treed, Views |
| Roof              | Cedar Shake                                                |
| Construction      | Stucco, Wood Frame, Wood Siding                            |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 31              |
| Zoning         | R-CRD           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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