

# \$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

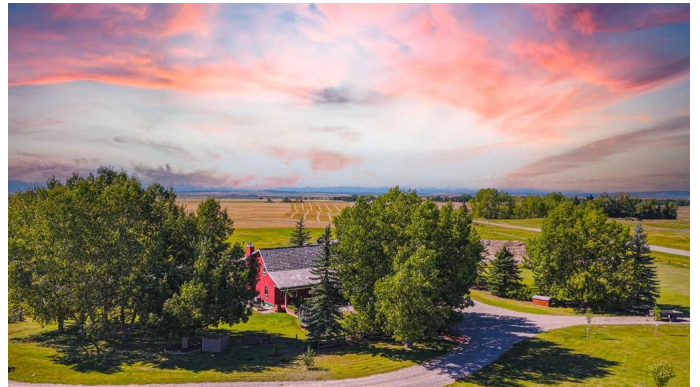
Welcome to 32 Aventerra Way—where City convenience meets tranquil Country Living.

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 â€” 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
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	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	12
Zoning	R-CRD

### **Listing Details**

Listing Office	The Real Estate District
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