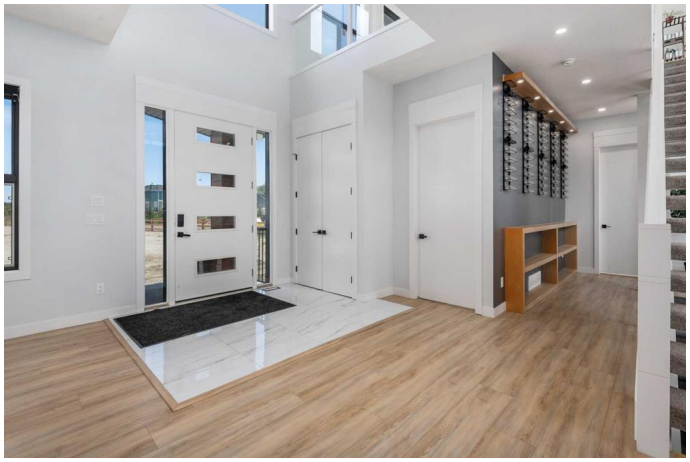
$1,999,900 - 13 Calterra Court, Rural Rocky View County

MLS® #A2261616

$1,999,900
6 Bedroom, 8.00 Bathroom, 4,040 sqft
Residential on 1.98 Acres

NONE, Rural Rocky View County, Alberta



Stunning modern estate home on 2 acres, offering 4040 sq ft up, another 1686 sq ft down, a 4-car attached garage + an oversized detached double garage (36x31) w/a fully legal suite above (additional 1113 sq ft) + illegal suite in the basement off to one side. The legal suite above the garage features 2 bedrooms, a full bathroom w/laundry, a family room, kitchen, & is currently rented for $2,000/month + 40% of all utilities (the tenant would love to stay). The front entry of the main house is bright & open, w/an abundance of windows throughout. To one side, a spacious living room centers around an extra-wide electric fireplace, while the opposite side hosts a main floor bedroom w/a full ensuite featuring a walk-in shower. A discreetly tucked-away 2-piece bathroom serves the main floor & is adjacent to the rear family room w/tall ceilings & gorgeous ceiling detail, which includes a 2nd electric fireplace & overlooks the backyard. The dining area opens to a large west-facing deck, perfect for evening gatherings. The expansive kitchen is beautifully finished w/quartz counters, a huge island w/drawers on both sides, a side-by-side fridge/freezer, built-in oven & microwave, induction cooktop, & beverage fridge + desk area. Adjacent is a fully equipped spice kitchen w/gas stove, dishwasher, microwave & full-height cabinetry, along w/a pantry that also offers full-height storage & access to the 4 car attached garage

is just off the back mudroom also w/cabinetry. An open riser staircase w/glass insert railing leads to 4 bedrooms & a spacious bonus room w/views overlooking the main level. The primary bedroom has mountain views, a private balcony, electric fireplace, luxurious 5-piece ensuite, & a generous walk-in closet. 3 additional upstairs bedrooms each have walk-in closets & private ensuitesâ€”two 3-piece baths & one 4-piece with its own private deck. A built-in hallway nook adds functional charm w/a beverage fridge, shelving & cabinetry, while the laundry room includes a washer, dryer & sink. The fully finished walkout basement offers exceptional living & entertaining space, including a theatre room w/screen, wet bar w/built-ins, a fitness room enclosed behind glass doors, a family room w/slider doors to the yard, 2 additional electric fireplaces & a stylish 4-piece bathroom. On the (illegal) suite side of the basement is another door to the yard, a kitchen (not fully legalâ€”stove not permitted but all other permits are in place), a family room, bedroom w/walk-in closet, 4-piece bathroom, & laundry. With its versatile layout, luxurious finishes & income-generating potential, this property is a rare findâ€”just a few short minutes from Calgary. Click on video & 3D Walk Through for more info.

Built in 2022

Essential Information

MLS® #	A2261616
Price	$1,999,900
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	4,040
Acres	1.98

Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	13 Calterra Court
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B 3P4

Amenities

Parking	Double Garage Detached, Oversized, Quad or More Attached, RV Access/Parking
# of Garages	6

Interior

Interior Features	Bar, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	13
Zoning	R-CRD

Listing Details

Listing Office	MaxWell Capital Realty

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