

# **\$1,850,000 - 56 Aventerra Way, Rural Rocky View County**

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MLS® #A2247681

**\$1,850,000**

8 Bedroom, 6.00 Bathroom, 4,878 sqft  
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

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 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 los of upgrades. This ideal 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!

Built in 2017

### Essential Information

MLS® #	A2247681
Price	\$1,850,000
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,878
Acres	2.00
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	56 Aventerra Way
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	t3z 0b1

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Triple Garage Attached
# of Garages	4

### Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Quartz Counters, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Rough-In

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-CRD

## Listing Details

Listing Office	TREC The Real Estate Company
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