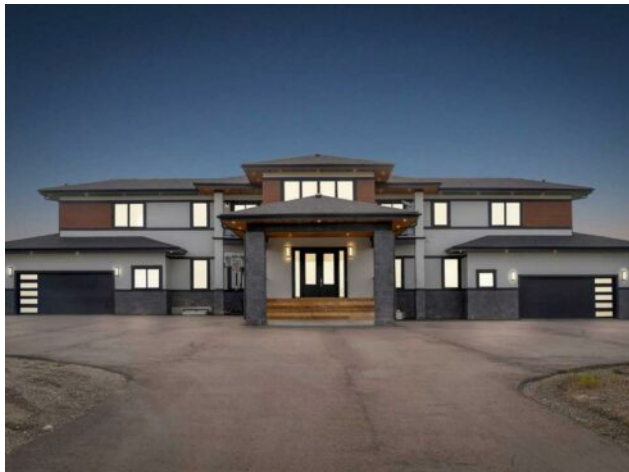


**48 Aventerra Way**  
**Rural Rocky View County, Alberta**

**MLS # A2176871**



**\$3,350,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	6,994 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 3 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	CRES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** NONE

Welcome to the pinnacle of luxury living! Nestled on 2 acres of meticulously manicured land, this stunning home boasts nearly 7,000 sq. ft, just minutes from the breathtaking landscapes of Banff and the vibrant city of Calgary. This exceptional property features 6 spacious bedrooms and 9 lavish bathrooms, designed for comfort and elegance. Step inside to find a grand foyer open to expansive living areas adorned with high ceilings and exquisite finishes. The gourmet kitchen is a chef's dream, equipped with top-of-the-line appliances, a custom chimney, cabinetry, and a large island perfect for entertaining. The adjacent dining room offers picturesque views, making every meal an occasion. The sumptuous primary suite is a true sanctuary, featuring mountain views, a spa-like ensuite bathroom, a spacious walk-in closet, and private access to a tranquil outdoor deck. Each additional bedroom includes its ensuite bath, ensuring privacy and convenience for family and guests. The property boasts multiple living areas, including a cozy family room with an expansive double-sided fireplace and a stylish formal living room designed for relaxation and gatherings. Enjoy movie nights in the dedicated home theatre or unwind in the wet bar which opens to the outdoor living space. Step outside to your private oasis, expansive deck and a luxurious. With plenty of space for outdoor activities, this estate is perfect for hosting summer barbecues or enjoying peaceful evenings under the stars. Additional features include a home office, a mudroom, and a quad garage, providing ample storage and convenience. With its breathtaking mountain views and proximity to both Banff and Calgary, this property offers a unique blend of luxury, comfort, and lifestyle. Experience the best of Alberta living in this extraordinary home!

Don't miss the opportunity to experience luxury living

at its finest—schedule your showing today and make this masterpiece your own!