

\$1,995,000 - 60 Aventerra Way, Rural Rocky View County

MLS® #A2090955

\$1,995,000

5 Bedroom, 6.00 Bathroom, 3,039 sqft
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

AMAZING VALUE!! APPROX \$500,000+ BELOW REBUILD COST - Welcome to 60 Aventerra Way! A landmark in Aventerra Estates - a mere 50 minutes to Banff National Park, thoughtfully curated by award-winning architect Dean Thomas Design Group â€” a name synonymous with excellence. A rare offering of nearly 6,000sq.ft. of living space, intently designed for the most discerning buyer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room - leaving nothing to be desired. The incredible family room, fabulous gourmet kitchen, and exceptional butlerâ€™s pantry are a hostâ€™s best friend. Complemented by a hand-crafted wood-burning fireplace, rich douglas fir detailing, soaring ceilings, and expansive picturesque windows that create a fluid connection between the indoor & outdoor living spaces. The harmoniously appointed primary wing continues to embrace the stunning backdrop of the Rocky Mountains and offers an intimate spa-inspired retreat and an incredible custom-crafted wardrobe. The main level is complete with a spacious secondary bedroom with its own dedicated bathroom, executive office space, powder room, laundry room, mudroom, and a unique multi-purpose arts & crafts room thatâ€™s set above the expansive 43â€™ x 28â€™ (1,229sq.ft.) car salon. Descend the grand



staircase to the sprawling walk-out lower level equipped with two additional guest bedrooms and rough-ins for a full bathroom and a stunning wet bar, theater room, and powder room. This one-of-a-kind property provides the feeling of getting away from it all while only being minutes to some of Alberta's top-rated schools (Edge Academy), internationally recognized golf courses (Mickelson National Golf Club), a global wellness spa (Groupe Nordik - coming soon), and all of the lifestyle conveniences of the city + the new state-of-the-art pedestrian-oriented shopping and lifestyle center of Bingham Crossing which is to be constructed by 2024-2025.

Built in 2020

Essential Information

MLS® #	A2090955
Price	\$1,995,000
Sold Price	\$1,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	3,039
Acres	2.00
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	60 Aventerra Way
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T3Z 0B1

Amenities

Amenities None

Parking Spaces 6

Parking Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached

Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Bathroom Rough-in, Wired for Data

Appliances Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Double Oven

Heating In Floor, Forced Air, Natural Gas, In Floor Roughed-In

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Great Room, Mantle, Stone, Wood Burning

Has Basement Yes

Basement Finished, Walk-Out

Exterior

Exterior Features Fire Pit, Private Yard, Storage, Garden

Lot Description Front Yard, Garden, No Neighbours Behind, Level, Private, Views

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2023

Date Sold February 6th, 2024

Days on Market 97

Zoning CRES

HOA Fees 100.00

HOA Fees Freq. ANN

Listing Details

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