

# **\$1,250,000 - 56 Calterra Estates Drive, Rural Rocky View County**

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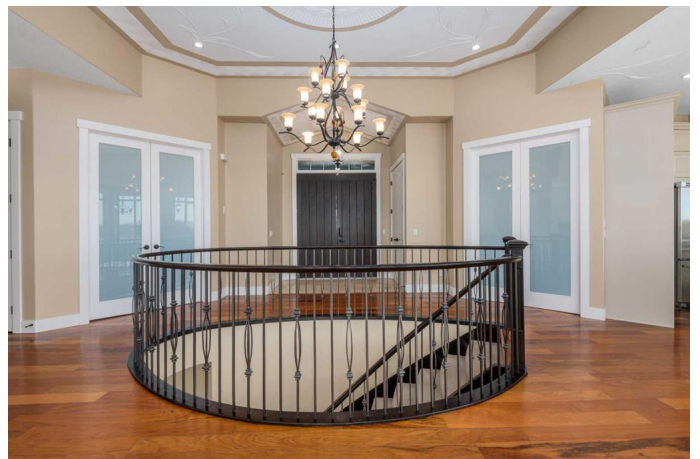
MLS® #A2208855

**\$1,250,000**

6 Bedroom, 4.00 Bathroom, 3,061 sqft  
Residential on 1.98 Acres

NONE, Rural Rocky View County, Alberta

This fully developed walkout home sits on a 2-acre lot just 1 min outside of the North Calgary city limit & offers the perfect blend of elegance, comfort & space. With 6 bedrooms + a den, 4 bathrooms, over 5,000 sq ft of living space, & an oversized triple attached garage, this home checks every box. Step inside & be instantly impressed by the gorgeous open riser staircase & the warmth of tigerwood hardwood flooring, 10-ft sculpted ceilings & a bright, open-concept layout designed for modern family living. The kitchen features custom floor-to-ceiling cabinetry, granite countertops, Dacor appliances, 6-burner gas stove, built-in oven & microwave & a spacious island perfect for casual dining or entertaining. Enjoy your morning coffee in the dining area while taking in the prairie views, or host elegant dinners in the formal dining room. The living room invites you to unwind with custom built-ins & a gas fireplace, all flowing seamlessly onto a west-facing deck ideal for sunsets & evening gatherings. Enjoy working in your main floor office or turn it into another bedroom! 2 more generous bedrooms are joined by a Jack & Jill bathroom & a laundry room with storage & sink rounds out the main level. The primary retreat is up the stairs—spanning over 800 sq ft with vaulted ceilings, a private balcony, sitting area, walk-in closet & a spa-inspired ensuite with dual granite vanities, a jetted walk-in shower & a luxurious air-jetted tub. Head downstairs to



discover a fully finished walkout basement complete with in-floor heating, 3 additional bedrooms, a spacious rec room & family room with a brick feature wall. Movie nights just got an upgrade in the home theatre room!

Thoughtfully designed & perfectly located, this home is waiting for you! Click on the YouTube video as well as the 3D Walk through.

Built in 2011

### **Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2208855                                  |
| Price          | \$1,250,000                               |
| Bedrooms       | 6                                         |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3                                         |
| Half Baths     | 1                                         |
| Square Footage | 3,061                                     |
| Acres          | 1.98                                      |
| Year Built     | 2011                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 56 Calterra Estates Drive |
| Subdivision | NONE                      |
| City        | Rural Rocky View County   |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4B 3P4                   |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### **Interior**

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings                               |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full, Walk-Out, Exterior Entry                                                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Views           |
| Roof              | Asphalt Shingle |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CRD            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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