

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

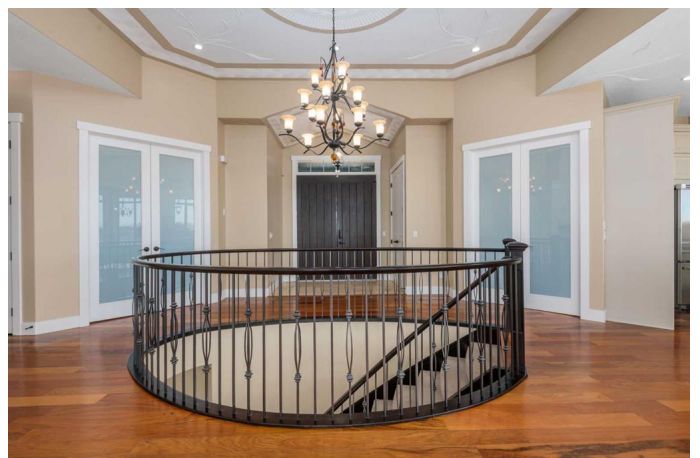
MLS® #A2208855

**\$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	7
Zoning	R-CRD

## Listing Details

Listing Office	MaxWell Capital Realty
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