

**58 Calterra Estates Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2194027**



**\$1,999,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,862 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	1.98 Acres		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Private		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Co-operative

**Floors:** Carpet, Hardwood, Tile, Vinyl Plank

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-CRD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Garage Fridge, Spice kitchen: Gas Stove, Fridge, Hood fan

Set on 2 acres, this stunning custom-built, walkout estate home offers serene country living just a few mins from Calgary & Airdrie. Step inside this gorgeous masterpiece to find 5 spacious bedrooms, 4 full bathrooms, 2 half bathrooms, in floor heat, central air, an oversized, heated triple garage + Rocky View Water Co-Op (no well)! From the moment you enter through the front door, you're welcomed into over 6,600 square feet of elegant design, beginning with vaulted 14-foot ceilings, a grand chandelier lighting up the space & premium, wide-plank hardwood floors that bring a sense of timeless luxury & warmth to the space. The chef's kitchen will WOW you with custom full-height cabinetry, quartz counters, a gas cooktop, Sub-Zero fridge, built-in double Wolf ovens, & an oversized island with bar seating. A large walk-in pantry offers even more storage & organization. The adjoining prep/spice kitchen is equipped with a gas stove, extensive cabinetry, additional fridge & counter space for seamless entertaining. Step onto the deck from the breakfast nook & enjoy views of the prairies—a perfect backdrop for BBQs with a convenient gas-line hookup. The open floor plan flows seamlessly from the kitchen to the family & dining area, anchored by a stylish living room featuring a floor-to-ceiling black marble tile accent wall & a fireplace surrounded by custom storage. The home office, with its ample natural light & sliding barn door, is both functional & chic. A spacious laundry room with plenty of storage adds to the home's convenience. The main-floor primary suite is a true retreat, with a 5-piece ensuite featuring black marble tile, dual vanities, a makeup counter, a steam shower with bench seating, a deep soaking tub, & a custom-organized huge walk-in closet. 2 additional bedrooms upstairs offer their own ensuites & walk-in closets, providing plenty of space

& privacy. The in-floor heated walkout basement is an entertainer's dream, complete with a home theater, gym framed with glass walls & rubber flooring, an expansive rec room, bar, 2 more bedrooms & 2 more bathrooms! This estate home is only 20-mins to downtown Calgary, bringing country living within reach. Schedule your private showing today to experience luxury living at its finest.