



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2322925**



**\$625,000**

**Division:** Springbank

**Lot Size:** 2.00 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 10-25-3-W5

**Zoning:** CRES

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

When a lot becomes available in Aventerra Estates, it is a rare opportunity &mdash; because this is one of Springbank's most limited and sought-after estate communities. Set on 2 acres and surrounded by high-end custom homes, this exceptional parcel offers the space, setting, and surroundings to create a truly remarkable custom home. This is a community defined by estate residences, Rocky Mountain views, wide open skies, and the quiet privacy that makes Springbank one of the Calgary area's most desirable acreage locations. Positioned among impressive custom homes, this lot gives future owners the confidence of building in a neighbourhood where the standard has already been set. With a generous 2 acre size, paved road access, and services available at the lot line, including electricity, natural gas, water, fibre optics, and phone, the groundwork is already in place. City-standard piped water and fire hydrant coverage add even more appeal. Aventerra Estates delivers the best of both worlds: a peaceful acreage lifestyle with the convenience of being just minutes from Calgary. Enjoy quick access to Highway 1, Stoney Trail, Calgary's west side amenities, nearby golf, Calaway Park, Kananaskis, Bragg Creek, Cochrane, and the Rocky Mountains beyond. Families will appreciate access to respected public and private school options, including Springbank schools, Edge School, and Webber Academy. The surrounding area continues to evolve, with Bingham Crossing and the upcoming Costco bringing even more everyday convenience nearby. Harmony is also just minutes away, offering its lake, pathways, Village Centre, golf, and future Nordic spa. This is not simply land &mdash; it is a chance to secure a 2-acre estate lot in a prestigious Springbank setting, surrounded by luxury homes, mountain views, and long-term lifestyle appeal. Build the home you have been waiting for in a community where space, privacy, and possibility come together.