

# **\$1,999,900 - 13 Calterra Court, Rural Rocky View County**

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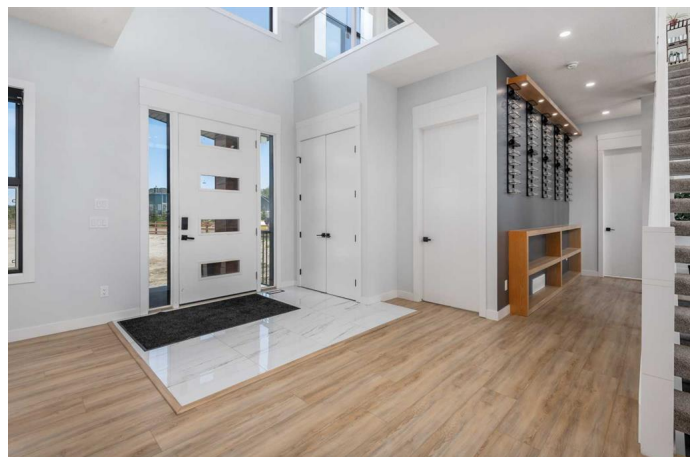
MLS® #A2261616

**\$1,999,900**

6 Bedroom, 8.00 Bathroom, 4,040 sqft  
Residential on 1.98 Acres

NONE, Rural Rocky View County, Alberta

Stunning modern estate home on 2 acres, offering 4040 sq ft up, another 1686 sq ft down, a 4-car attached garage + an oversized detached double garage (36x31) w/a fully legal suite above (additional 1113 sq ft) + illegal suite in the basement off to one side. The legal suite above the garage features 2 bedrooms, a full bathroom w/laundry, a family room, kitchen, & is currently rented for \$2,000/month + 40% of all utilities (the tenant would love to stay). The front entry of the main house is bright & open, w/an abundance of windows throughout. To one side, a spacious living room centers around an extra-wide electric fireplace, while the opposite side hosts a main floor bedroom w/a full ensuite featuring a walk-in shower. A discreetly tucked-away 2-piece bathroom serves the main floor & is adjacent to the rear family room w/tall ceilings & gorgeous ceiling detail, which includes a 2nd electric fireplace & overlooks the backyard. The dining area opens to a large west-facing deck, perfect for evening gatherings. The expansive kitchen is beautifully finished w/quartz counters, a huge island w/drawers on both sides, a side-by-side fridge/freezer, built-in oven & microwave, induction cooktop, & beverage fridge + desk area. Adjacent is a fully equipped spice kitchen w/gas stove, dishwasher, microwave & full-height cabinetry, along w/a pantry that also offers full-height storage & access to the 4 car attached garage



is just off the back mudroom also w/cabinetry. An open riser staircase w/glass insert railing leads to 4 bedrooms & a spacious bonus room w/views overlooking the main level. The primary bedroom has mountain views, a private balcony, electric fireplace, luxurious 5-piece ensuite, & a generous walk-in closet. 3 additional upstairs bedrooms each have walk-in closets & private ensuites—two 3-piece baths & one 4-piece with its own private deck. A built-in hallway nook adds functional charm w/a beverage fridge, shelving & cabinetry, while the laundry room includes a washer, dryer & sink. The fully finished walkout basement offers exceptional living & entertaining space, including a theatre room w/screen, wet bar w/built-ins, a fitness room enclosed behind glass doors, a family room w/slider doors to the yard, 2 additional electric fireplaces & a stylish 4-piece bathroom. On the (illegal) suite side of the basement is another door to the yard, a kitchen (not fully legal—stove not permitted but all other permits are in place), a family room, bedroom w/walk-in closet, 4-piece bathroom, & laundry. With its versatile layout, luxurious finishes & income-generating potential, this property is a rare find—just a few short minutes from Calgary. Click on video & 3D Walk Through for more info.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261616    |
| Price          | \$1,999,900 |
| Bedrooms       | 6           |
| Bathrooms      | 8.00        |
| Full Baths     | 7           |
| Half Baths     | 1           |
| Square Footage | 4,040       |
| Acres          | 1.98        |

|            |                                  |
|------------|----------------------------------|
| Year Built | 2022                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | 2 Storey, Acreage with Residence |
| Status     | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 13 Calterra Court       |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4B 3P4                 |

### Amenities

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Parking      | Double Garage Detached, Oversized, Quad or More Attached, RV Access/Parking |
| # of Garages | 6                                                                           |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Separate Entrance                                                               |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 5                                                                                                                                                                |
| Fireplaces        | Electric                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full                                                                                                                                                             |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Lot Description   | Cul-De-Sac, Gentle Sloping |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 36                |
| Zoning         | R-CRD             |

**Listing Details**

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

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