

\$1,675,000 - 304 Snowberry Place, Rural Rocky View County

MLS® #A2199952

\$1,675,000

3 Bedroom, 3.00 Bathroom, 3,333 sqft
Residential on 0.27 Acres

Elbow Valley, Rural Rocky View County,
Alberta

CANCELLED OPEN HOUSE. This stunning home, situated on a spacious corner lot with exceptional curb appeal, offers both elegance and privacy. Backing south onto an environmental reserve, this over 3,300 sq. ft. residence has a serene setting. As you step inside, you're greeted by a soaring vaulted ceiling and gorgeous hardwood floors that flow throughout the main level. The spacious layout includes a dedicated home office or flex room, a formal dining room, and a chef's kitchen equipped with granite countertops, stainless steel appliances including a brand new refrigerator, a large island, and a cozy breakfast nook. The kitchen seamlessly opens to the inviting living room, featuring custom built-ins and a striking fireplace with an elaborate mantel—perfect for cozy winter nights. A generous laundry room with a sink, a mudroom, and a convenient half bath complete the main floor. Upstairs, the luxurious primary suite is a true retreat, complete with a spa-like 4-piece ensuite featuring a dream shower and a massive walk-in closet with custom cabinetry. Two additional well-sized bedrooms, a study area, a stylish 4-piece bathroom, and a vaulted-ceiling bonus room with a wet bar provide ample space for family living. The partially finished basement features a brand-new temperature controlled wine room



with a wine guardian machine which can make the room cold, hot and adds humidity. Outdoors, the sunny south-facing deck with elegant stone columns enhances the home's architectural beauty and overlooks the spectacularly landscaped yard with a sprinkle system, hot tub and outdoor speakers. A gas-lit wood-burning firepit creates the perfect setting for evening gatherings. The extra large double attached garage features water, new garage doors and the heater is only a year old. Located in the prestigious community of Elbow Valley, this home offers a year-round lifestyle surrounded by nature and exceptional amenities. Enjoy walking paths, lakes, a beach, tennis courts, playgrounds, fishing, and more. With easy access to downtown Calgary and the mountains, this is an opportunity to own a home in an award-winning community. Don't miss your chance" schedule a viewing today!

Built in 2004

Essential Information

MLS® #	A2199952
Price	\$1,675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,333
Acres	0.27
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	304 Snowberry Place
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3E4

Amenities

Amenities	Clubhouse, Dog Park, Golf Course, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	DC-13

Listing Details

Listing Office	eXp Realty
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