

# \$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

OPEN HOUSE Sunday March 16th 2-4pm.

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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