



THE
A-TEAM

**RE/MAX
FIRST**

268 SNOWBERRY Circle, Rural Rocky View County T3Z3C4

MLS®#: **A2112760**

Area: **Elbow Valley**

Listing Date: **03/08/24**

List Price: **\$4,449,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

5,742

Year Built:

2001

Low Sqft:

Ttl Sqft:

5,742

Lot Information

Lot Sz Ar:

37,026 sqft

Lot Shape:

DOM

71

Layout

Beds:

5 (4 1)

Baths:

5.5 (5 1)

Style:

2 Storey

Parking

Ttl Park:

10

Garage Sz:

5

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Corner Lot,Many Trees,Underground Sprinklers,Private Double Garage Attached,Triple Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Combination,Natural Gas

Sewer:

Sewer

Ext Feat:

BBQ gas line,Fire Pit,Lighting,Storage

Construction:

Stone,Wood Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

See Remarks

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Oven,Gas Stove,Microwave,Range Hood,Washer/Dryer,Window Coverings,Wine Refrigerator

Int Feat:

Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,Pantry,See Remarks,Soaking Tub,Steam Room,Stone Counters,Storage,Tile Counters,Wet Bar,Wired for Data

Utilities:

Room Information

Room

2pc Bathroom

Foyer

Level

Main

Main

Dimensions

6`5" x 5`7"

16`9" x 12`0"

Room

Dining Room

Kitchen

Level

Main

Main

Dimensions

27`4" x 14`8"

20`5" x 13`9"

Laundry	Main	11`8" x 15`6"	Living Room	Main	32`2" x 20`1"
Breakfast Nook	Main	12`2" x 16`9"	Office	Main	12`9" x 15`1"
Pantry	Main	8`5" x 9`0"	4pc Bathroom	Second	5`0" x 10`4"
4pc Ensuite bath	Second	8`8" x 9`1"	5pc Ensuite bath	Second	14`2" x 13`10"
Bedroom	Second	15`2" x 11`9"	Bedroom	Second	11`3" x 15`0"
Bedroom	Second	11`3" x 15`0"	Bedroom - Primary	Second	19`5" x 14`0"
Bonus Room	Second	17`2" x 12`1"	Laundry	Second	14`1" x 10`4"
Storage	Second	3`7" x 4`6"	3pc Bathroom	Lower	18`0" x 17`3"
4pc Ensuite bath	Lower	8`7" x 10`10"	Bedroom	Lower	11`4" x 15`10"
Kitchen	Lower	19`9" x 14`1"	Den	Lower	17`0" x 26`0"
Game Room	Lower	20`6" x 27`10"	Media Room	Lower	15`7" x 18`11"
Storage	Lower	7`4" x 10`10"	Storage	Lower	12`10" x 6`3"
Furnace/Utility Room	Lower	11`5" x 20`10"	Furnace/Utility Room	Lower	12`11" x 7`6"

Legal/Tax/Financial

Condo Fee:
\$250

Title:
Fee Simple
Fee Freq:
Annually

Zoning:
R1

Legal Desc: 1014801

Remarks

Pub Rmks:

Please see CINEMATIC VIDEO to see the full home tour. This is a RARE offering! This lot was the most sought after lot in the last phase in the PREMIUM ESTATE COMMUNITY of Elbow Valley (South). This STUNNING house and carriage home were designed by the esteemed McDowell & Associates and built by Granville Homes. The VIEWS on this property are truly EPIC! The main house backs onto an expansive 270 degree view of the natural preserve that features ravine, forest and mountain views. This .85 acre lot is also VERY PRIVATE as it is tucked away from the front street. This property is also very special as it offers an over-sized detached garage with car-lift and a legal 750 square foot GUEST SUITE situated above. The main house has just under 7400 square feet of living space that offers 5 bedrooms and 8 bathrooms plus an attached over-sized triple garage. SO much parking is available on this site! The main home has been EXTENSIVELY updated and adds a modern edge to this classic design including a completely renovated, STUNNING kitchen with details like extensive use of walnut, custom dark cabinetry with modern brass hardware and lighting, and all new high-end statement appliances. In this home you will also find impressive post and beam ceiling details in the VERY GRAND living room with stone fireplace with two double French doors that lead out to the impressive and extensive balcony. Just beyond this living area is a concealed door that leads to a large, private home office with large windows and access to that large south balcony. Throughout this home there are also numerous imported European fixtures that really sets this home apart. The lower WALKOUT level offers an updated and expansive recreation area, updated two piece bathroom with luxurious walk-in steam shower, an impressive theatre room, a fully renovated kitchen/bar area, and spacious bedroom with ensuite. Your guests or family member will love that they can access the lower patio and backyard through this room's French doors. Other features of this property includes a patio with wood-burning outdoor fireplace off the over-sized, bright kitchen nook/dining area and a fire pit nestled in a corner of the property to enjoy the starry evenings. This home offers so many features, it must been seen to be appreciated! Please see the supplement feature sheet for more details.

gas stove, refrigerators, washer and dryer, wine fridge, garage door controls, hood fan, fully furnished (with some exceptions), gym equipment, window coverings.

Real Broker

Inclusions:
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











