



THE
A-TEAM

**RE/MAX
FIRST**

268 SNOWBERRY Circle, Rural Rocky View County T3Z 3C4

MLS® #: **A2141920** Area: **Elbow Valley** Listing Date: **06/30/24** List Price: **\$3,988,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2001** Abv Sqft: **5,826**
 Lot Information Low Sqft:
 Lot Sz Ar: **37,026 sqft** Ttl Sqft: **5,826**
 Lot Shape:

DOM

78
Layout
 Beds: **5 (4 1)**
 Baths: **6.0 (5 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **15**
 Garage Sz: **7**

Access:

Lot Feat: **Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Many Trees, Underground Sprinklers, Private, Secluded, Treed**

Park Feat:

Driveway, Heated Garage, Quad or More Detached, Triple Garage Attached

Utilities and Features

Roof: **Cedar Shake**
 Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line, Fire Pit, Lighting, Private Yard, Storage**

Construction: **Cedar, Cement Fiber Board, Stone, Wood Frame, Wood Siding**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source: **Co-operative**
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Pantry	Main	8`4" x 9`0"	Dining Room	Main	27`3" x 17`1"
Family Room	Main	32`7" x 20`0"	Foyer	Main	16`8" x 11`11"

Kitchen	Main	20`2" x 13`8"	Laundry	Main	11`5" x 15`7"
Living Room	Main	12`0" x 16`10"	Office	Main	12`7" x 15`0"
Library	Upper	17`0" x 11`11"	Laundry	Upper	14`1" x 10`3"
Bedroom	Upper	14`11" x 18`8"	Bedroom	Upper	11`3" x 15`0"
Bedroom	Upper	11`1" x 14`11"	Bedroom - Primary	Upper	19`5" x 13`11"
Bedroom	Lower	16`1" x 15`8"	Exercise Room	Lower	17`7" x 25`6"
Kitchen	Lower	17`7" x 13`10"	Other	Lower	12`9" x 7`5"
Game Room	Lower	20`4" x 28`0"	Media Room	Lower	15`8" x 18`8"
Bonus Room	Suite	19`11" x 28`9"	Kitchen	Suite	15`0" x 11`6"
3pc Bathroom	Suite	5`11" x 9`3"	2pc Bathroom	Lower	10`7" x 7`1"
4pc Ensuite bath	Lower	8`4" x 10`8"	4pc Bathroom	Upper	5`0" x 10`4"
4pc Bathroom	Upper	8`8" x 9`1"	5pc Ensuite bath	Upper	14`1" x 13`9"
2pc Bathroom	Main	6`4" x 5`7"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$225	Fee Simple	R1
	Fee Freq:	
	Monthly	

Legal Desc: 1014801

Remarks

Pub Rmks: **Welcome to 268 Snowberry Circle, an exquisite sanctuary in the prestigious Elbow Valley, Calgary. This architectural masterpiece, one of Calgary's most iconic luxury homes, has been meticulously renovated to blend contemporary opulence with exceptional design. Nestled on one of the community's most private and stunning double lots, this estate backs onto an endless expanse of ravine and forest, offering unparalleled privacy and breathtaking views. Designed by the esteemed McDowell & Associates and built by Granville Homes, this residence offers over 8,400 square feet of living space. It boasts five bedrooms, eight bathrooms, detached guest house and an oversized triple garage. This bespoke home showcases a perfect harmony of high-end finishes, exceptional craftsmanship, and state-of-the-art appliances. The gourmet chef's kitchen, a marvel of design, is equipped with imported European fixtures and is ideal for both cooking enthusiasts and entertainers. Luxurious touches abound, including a lavish steam sauna, a home theatre, and a multitude of imported European fixtures. The expansive living room features impressive post-and-beam ceiling details, a stone fireplace, and double French doors leading to a grand balcony with awe-inspiring views. The lower walkout level includes a spacious recreation area, a state-of-the-art theatre room, a fully renovated kitchen and bar area, and a luxurious bedroom with an ensuite. French doors provide direct access to the lower patio and backyard, perfect for guests or family members. A detached guest house adds to the allure, featuring exquisite finishing touches, a fully equipped gym, and a car lift for your prized vehicles. The property, set on a secluded .85-acre corner parcel, extends into Elbow Valley park, offering unparalleled wildlife and nature views. The outdoor spaces are equally enchanting, with a patio featuring a wood-burning fireplace adjacent to the bright kitchen nook and dining area, and a fire pit nestled in a serene corner of the property for starlit evenings. This property is a rare offering, combining unparalleled beauty with thoughtful design and inspiration. Experience luxury living at its finest at 268 Snowberry Circle.**

Inclusions: **Carriage Suite Appliances - Dishwasher, Refrigerator, Washer/Dryer, Lower Level - Bar fridge, Dishwasher, Microwave, Pantry - Beverage Fridge, Gym Equipment, Fully Furnished with some exceptions - please see list in supplements/contact agent.**

Property Listed By: **Century 21 Bamber Realty LTD.**

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