



GRASSROOTS
REALTY GROUP

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268 Snowberry Circle
Rural Rocky View County, Alberta

MLS # A2112760



\$4,449,900

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,742 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	0.85 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Many Trees, Underground Sprink		

Heating: Combination, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Wood Siding

Foundation: Poured Concrete

Water: See Remarks

Sewer: Sewer

Condo Fee: \$ 250

LLD: 1-24-3-W5

Zoning: R1

Utilities: -

Features: 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

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

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.